



14 Llanerch Estate

Conwy LL32 8YA

£234,950

A well presented, spacious three bedroom family home in a popular rural village of Rowen within the Conwy Valley. Enjoying extensive views to front and rear.

Council Tax Band; C Tenure: Freehold: EPC: - TBA

A beautifully presented 3 bedroom end terrace family home in a central convenient location, within level walking distance of all village amenities. The property overlooks a small children's playground to front and to the rear, overlooks the surrounding countryside. Affording Entrance Hallway, Lounge with dining area, Kitchen, Landing, 3 Bedrooms, modern Shower room. The house is beautifully presented throughout and benefits from uPVC double glazing and gas central heating. The property is set in well maintained gardens with 2 storage out-buildings.

The property is subject to a Section 157 Local Occupancy Clause



Tel: 01492 555500

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Location

Rowen is a picturesque village in the Snowdonia National Park approximately 3 miles from the historic medieval Castle town of Conwy and a further 2 miles to the Victorian resort of Llandudno, also excellent transport facilities provided by the A55 expressway and the main line rail services.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance:

5'7" x 7'10" (1.71m x 2.40m)

uPVC double glazed door leading to reception hall, radiator, uPVC double glazed window, understairs cloaks cupboard.

Lounge / Dining Room:

13'10" x 21'5" (4.24m x 6.53m)

uPVC double glazed window to front elevation with views to open countryside, feature fireplace surround, radiator, coved ceiling. Dining area; uPVC double glazed patio doors leading to rear garden, coved ceiling.

Kitchen:

9'3" x 8'7" (2.83m x 2.64m)

Fitted range of base and wall units, space for undercounter fridge, plumbing for washing machine, stainless steel sink unit, part tiled walls, uPVC double glazed window overlooking rear garden, uPVC double glazed door also leading to rear garden.



First Floor:

Landing with access to loft.

Bedroom 1:

12'4" x 10'10" (3.78m x 3.31m)

uPVC double glazed window with views over the park, fields and beyond, radiator.

Bedroom 2:

8'7" x 13'9" (2.64m x 4.21m)

uPVC double glazed window with views towards Rowen, radiator.

Bedroom 3:

9'1" x 8'10" (2.78m x 2.70m)

uPVC double glazed window with views over the park, radiator.

Wet Room:

6'7" x 5'5" (2.03m x 1.66m)

Glazed shower screen, 'Mira' electric shower, low flush w.c. vanity unit with wash handbasin, part tiled walls, double glazed window.

Outside

Front courtyard garden with screen hedging. Rear Lawned garden with mature shrubs, flower borders and trees. Two storage outbuildings and steps leading up to pathway.

Services

Mains water, gas and electricity are connected to the property.

Council Tax Band:

Conwy County Borough Council tax band C

Local Occupancy Clause

The property is subject to a Section 157 Local Occupancy Clause, the purchaser must be resident in the County of Conwy or within a 30 mile radius (within Wales) for a minimum of 3 years, please ask the agents for more information.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500


Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:
IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence.
EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Directions

Proceed into the village of Rowen, take a right turning into Llanerch and the property is located at the far end on the left hand side overlooking the children's park area which is accessed through a pathway in-between the two terraces.



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Floorplan To Follow

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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