



## 2 Llanerch Estate

Conwy LL32 8YA

£179,950

A well presented 3 bedroom semi detached family home in a central convenient location, enjoying a front facing open aspect and within level walking distance of all village amenities.

Tenure: Freehold - EPC: B - - Council Tax: C:

A superb family home close to local amenities and playing field. Affording Entrance Hallway, Lounge and dining room, Kitchen, utility. Landing, 3 Bedrooms and bathroom. The property benefits from uPVC double glazing, gas central heating. Small front and rear garden space.

Local Occupancy Clause Applies



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## 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)

### Reception Hall

uPVC double glazed door leading into Reception Hall.

### Lounge / Dining Room

20'9" x 10'2" (6.35 x 3.12)

uPVC double glazed windows to front and rear elevation, views to the front over fields, feature fireplace surround, laminated flooring, two radiators, door leading into Kitchen.

### Kitchen

10'5" x 9'1" (3.20 x 2.77)

Fitted range of base and wall units, plumbing for dishwasher, space for cooker, stainless steel sink unit, door leading to Utility area.

### Utility area

9'5" x 6'2" (2.89 x 1.88)

uPVC double glazed rear door leading to courtyard garden, cloak room, plumbing for washing machine.



## First Floor Landing

Access to attic.

## Bedroom 1

12'4" x 10'9" (3.76 x 3.30)

uPVC double glazed window to front elevation overlooking fields.

## Bedroom 2

13'8" x 8'7" (4.19 x 2.64)

uPVC double glazed window to rear elevation, laminated flooring.

## Bedroom 3

8'8" x 7'6" (2.66 x 2.31)

uPVC double glazed window to front elevation with views over fields, radiator.

## Bathroom

6'7" x 5'3" (2.01 x 1.62)

Panelled bath with shower fitment above, low flush w.c. wash handbasin, uPVC double glazed window, part tiled walls.

## Outside

Front and side lawned garden. Rear courtyard garden.

## Services

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

## Agent's Note

### 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.


## Council Tax Band:

Conwy County Borough Council tax band C

## Directions

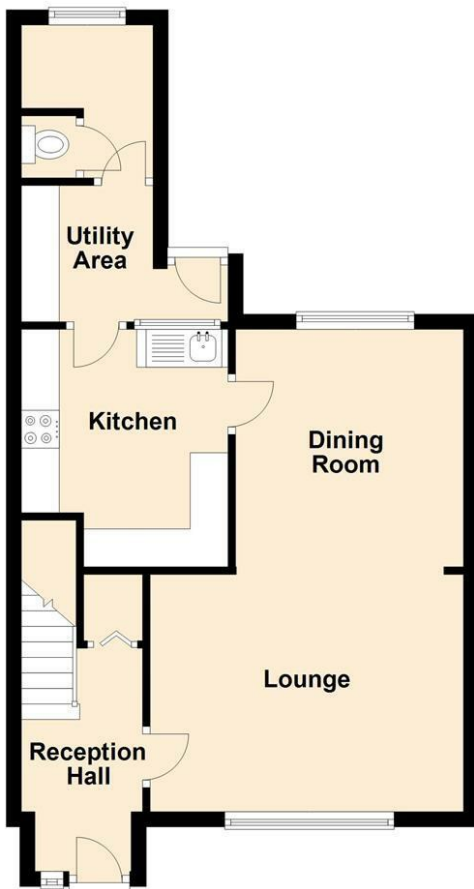
Proceed into the village of Rowen, take a right turning into Llanerch Estate and the property is located on your left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

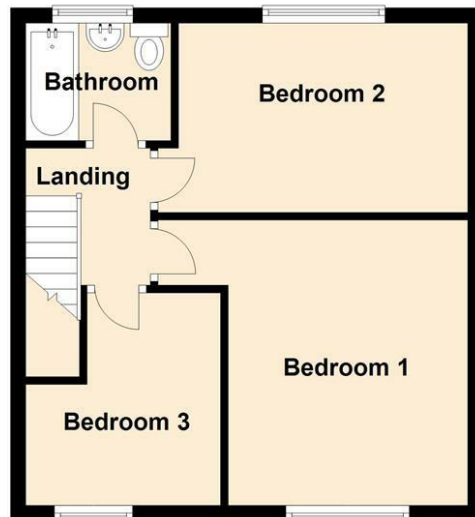
### Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



Total area: approx. 83.2 sq. metres (895.5 sq. feet)

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.

## Iwan M Williams Estate Agents

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

