



27A Watling Street

Llanrwst LL26 0LS

£135,000

A stylish and deceptively spacious town centre home arranged over three floors, with additional basement level and private rear courtyard.

Located in the heart of the vibrant market town of Llanrwst, this attractive three-storey property blends period charm with contemporary finishes.

The property has been thoughtfully renovated, featuring an open-plan layout to the ground floor which includes a welcoming living area for relaxed seating, a bespoke breakfast bar and a compact yet highly functional fitted kitchen. A cleverly concealed trap door gives access to the basement level, providing additional storage space and a sauna. Rear shower room with modern fittings and a utility area neatly positioned beneath the staircase. The first floor comprises a double bedroom with the convenience of an en-suite WC, while the top floor offers two further well-proportioned bedrooms.

uPVC double glazing, gas central heating.



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Location

Highly convenient setting within level walking distance of all town centre amenities including shops, eateries, and transport links. The nearby Conwy Valley and Snowdonia National Park offer outstanding recreational opportunities.

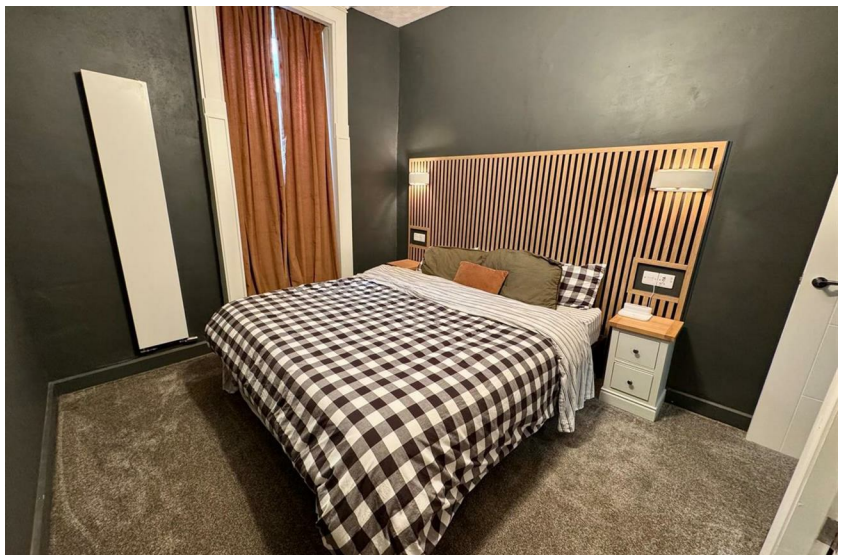
Integral Entrance Porch

Timber and glazed front door, built in store cupboard and shelving, timber and glazed door leading through to open-plan downstairs living room, kitchen and dining.

Living room, kitchen and dining

26'8" x 12'4" (8.14m x 3.78m)

Lounge and kitchen, feature fireplace with raised marble hearth, electric fire, timber flooring, radiator, uPVC double glazed window to front, breakfast bar subdividing raised kitchen area, balustrade turned staircase leading off to first floor level, double panel radiator, telephone point. Kitchen - fitted range of modern base and wall units with granite worktops, stainless steel oven, plumbing for dishwasher, one and half bowl sink, glazed cupboard above, extractor hood, glazed store cupboard, space for fridge and microwave.



Rear Hallway

Rear hallway with under stair storage cupboard and plumbing for washing machine and study area. Timber and glazed door leading to rear entrance, radiator, tiled floor, wall mounted central heating boiler, sliding door leading to shower room.

Shower Room

11'8" x 3'7" (3.57m x 1.11m)

Shower area with overhead rainfall shower unit, vanity washbasin with marble worktop, mixer tap and mirror above, low level WC, inset spotlighting, vertical radiator and towel rail.

First Floor Landing

Radiator.

Bedroom 1

13'1" x 9'6" (4.0m x 2.9m)

Vertical radiator, uPVC double glazed window overlooking front, recess wardrobe and en-suite WC with vanity unit and low level suite.

Bedroom 2

10'5" x 7'4" (3.2m x 2.24m)

Radiator, uPVC double glazed window overlooking the front.

Bedroom 3

7'5" x 13'1" (2.27m x 4m)

UPVC double glazed window, radiator.

Basement Room

12'9" x 13'9" (3.89m x 4.2m)

From the kitchen there is a trap door with timber steps leading down to a basement room which houses a timber sauna with power and light connected and an ample storage area.

Outside Rear

Attractive landscaped courtyard with flagged flooring and covered outside area, secure timber rear door leading to car park at rear.

Services

Mains water, electricity, gas and drainage connected to the property, gas fired central heating.

Viewing Llanrwst

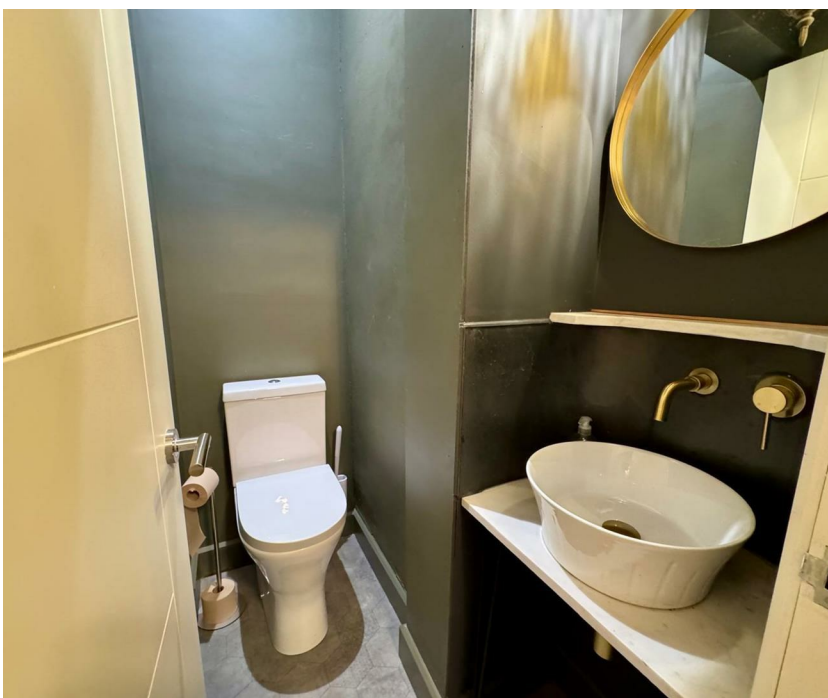
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

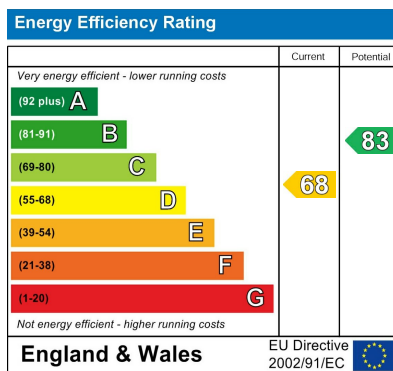
Council Tax Band

Conwy County Borough Council tax band - A

Directions

Property is located on the left hand side down Watling Street just before the turning of the swimming pool.





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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