



8 Victoria Court

Llanrwst LL26 0GA

£169,950

A superb 3 bedroom purpose built modern apartment in prime town centre setting.

Conveniently situated within level walking distance of the town centre and all local amenities including Parc Gwydir and the forest beyond.

Car parking space, gas fired central heating and newly fitted sash uPVC double glazed windows. Affording: Communal entrance, reception hall with utility cupboard, open plan living, dining and kitchen area, 3 bedrooms, 1 en-suite. and bathroom.

Viewing Highly Recommended.



Tel: 01492 642551

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





Location

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

Accommodation:

The accommodation affords: (approximate measurements only)

Communal Entrance to Rear of Property

Communal Entrance Hallway:

Leading to Apartment 8:

Entrance Hall:

Timber effect flooring; radiator.

Hallway:

Cupboard housing plumbing for automatic washer and shelving.

Kitchen Diner and Lounge:

14'6" x 20'6" (4.43m x 6.26m)

Fitted base and wall units with complimentary worktops over; single drainer sink with mixer tap; four plate ceramic top cooker with extractor hood above and over below; integrated fridge and freezer; integrated dishwasher; timber effect flooring; timber double glazed sash windows; timber double glazed french doors with shutters; TV point; radiator; shelving and wall mounted intercom system.



Bedroom 1:

12'0" x 10'0" (3.68m x 3.07m)

Timber double glazed sash windows; radiator; TV point; built-in wardrobes with shelving.

En-suite:

3 piece suite comprising shower enclosure, low level WC, pedestal wash basin; radiator; wall and floor tiling; wall mounted mirror; shaving point.

Bedroom 2:

9'2" x 9'4" (2.80m x 2.86m)

Timber double glazed sash window; radiator; inset cupboard with slatted shelving.

Bedroom 3:

7'6" x 6'9" (2.31m x 2.08m)

Radiator; timber double glazed sash window overlooking rear.

Bathroom:

9'3" x 5'6" (2.84m x 1.7m)

3 piece suite comprising panelled bath with shower overhead, low level WC, pedestal wash basin; radiator; wall and floor tiling.

Outside:

The property benefits from a single bay parking.

Tenure:

The shareholder will also benefit from share ownership of the freehold title of the property. Full details will be provided by the agent.

Council Tax:

Band 'C' Conwy County Borough Council

Viewing Llanrwst

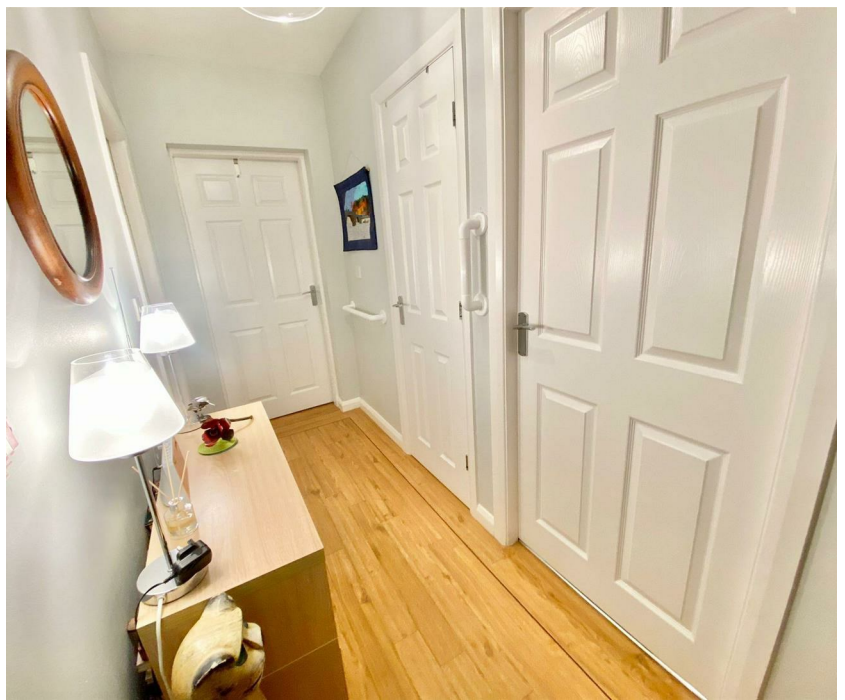
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk


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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

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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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