



Eirianfa Llanddaged Road

Llanrwst LL26 0DW

£359,950

A spacious, immaculately presented 3 storey semi detached town house commanding elevated edge of town setting with views across towards Trefriw and wooded hillsides beyond.

Improved and upgraded family home offering substantial accommodation over three floors, garden, parking and studio / converted garage.

The property has a wealth of original features including : Minton style flooring, balustrade turn staircase, picture rails and coving. Affording Entrance Porch, Reception Hall, Lounge, Dining / Kitchen, Utility Room, Shower Room. First Floor Landing - Bedroom 1, Bedroom 2 with En-suite, Bedroom 3, Bathroom. Second Floor Landing - W.C , Bedroom 4 with en-suite, Bedroom 5, Bedroom 6 Bedroom 7 / study. Central heating, outside gravelled forecourt terrace, driveway parking, additional grass rear courtyard area and upper level garden.

VIEWING RECOMMENDED



Tel: 01492 642551

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





Location

Situated within level walking distance of all shops, train 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.

The Accommodation Affords
(Approximate Measurements Only)

Ground Floor

Large Entrance Porch

Slate floor, timber and glazed door leading to:

Reception Hall

"Minton" style tiled floor, column radiator, telephone point, sash window to side elevation, large under stairs storage cupboard, balustrade and spindle turn staircase leading off to First Floor Level.

Living Room

21'2" x 13'8" (6.46m x 4.17m)

Feature fireplace surround. slate hearth, coving, column radiator, TV point, square bay window overlooking front of property with sash window enjoying views, timber panelling to waistcoat level.



Dining / Kitchen

20'1" x 11'11" (6.12m x 3.63m)

Dining Area - sash window overlooking side and rear, picture rail, coved ceiling, column radiators.

Kitchen - Fitted range of base and wall units with timber worktops, porcelain "Belfast" sink with mixer tap, column radiator, feature former fireplace housing cooking range, integrated fridge and freezer, picture rail, central island unit.

Utility Room

17'1" x 6'11" (5.23m x 2.12m)

Base and wall units, two bowl sink with drainer, plumbing for dishwasher and washing machine, space for freezer, wall tiling, radiator, rear door, new central heating boiler.

Shower Room

Shower enclosure, low level W.C, wash basin, double panelled radiator, wall and floor tiling, uPVC double glazed window overlooking side, extractor fan.

First Floor Level

Landing

Double panelled radiator, sash window to rear elevation, balustrade and spindle staircase leading off to second floor level.

Bedroom 1

11'1" x 13'11" (3.4m x 4.26m)

Picture rail and coving, large sash windows overlooking front with views, double panelled radiator, TV point, sash window to side elevation.

Bedroom 2 with En- Suite

11'4" x 11'10" (3.46m x 3.62m)

Double panelled radiator, sash window overlooking rear and side elevation, coved ceiling, TV point.

En-suite shower room - vanity wash basin, low level W.C, shower, tiled floor and walls.

Bedroom 3

9'1" x 11'4" (2.77m x 3.47m)

Feature slate and cast iron fireplace, double panelled radiator, sash window to front elevation with views.

Bathroom

Split level flooring, four piece suite comprising large enclosure, panelled bath with mixer tap shower adaptor, W.C and vanity wash hand basin with granite worktop, sash window to rear elevation, ladder style heated towel rail.

Second Floor

Landing

Sash window overlooking side, access to roofspace.



W.C

Low level W.C, tiled floor, dado rail, extractor fan.

Bedroom 4

11'6" x 13'10" (3.53m x 4.22m)

Double panelled radiator, sash window overlooking front with views,

En-suite Shower Room comprising shower enclosure, vanity wash basin, shaver point, sash window to side elevation.

Bedroom 5

11'10" x 10'2" (3.61m x 3.11m)

Sash window overlooking rear, double panelled radiator, vanity unit, plumbing for shower.

Bedroom 6

11'9" x 10'2" (3.6m x 3.12m)

Sash window overlooking rear and side, double panelled radiator.

Bedroom 7

9'4" x 8'2" (2.85m x 2.5m)

Slate and cast iron fireplace, sash window overlooking front with views, double panelled radiator.

Outside

Sweeping driveway with artificial grassed garden, front seating area enjoying extensive views across the valley. Detached shed / former garage - providing study and kids" chill out" space, uPVC double glazed door and window. Enclosed rear courtyard area with outside seating area and artificial grass. Hard standing for parking.

Services

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

Council Tax Band

Conwy County Borough Council Tax Band - "E"

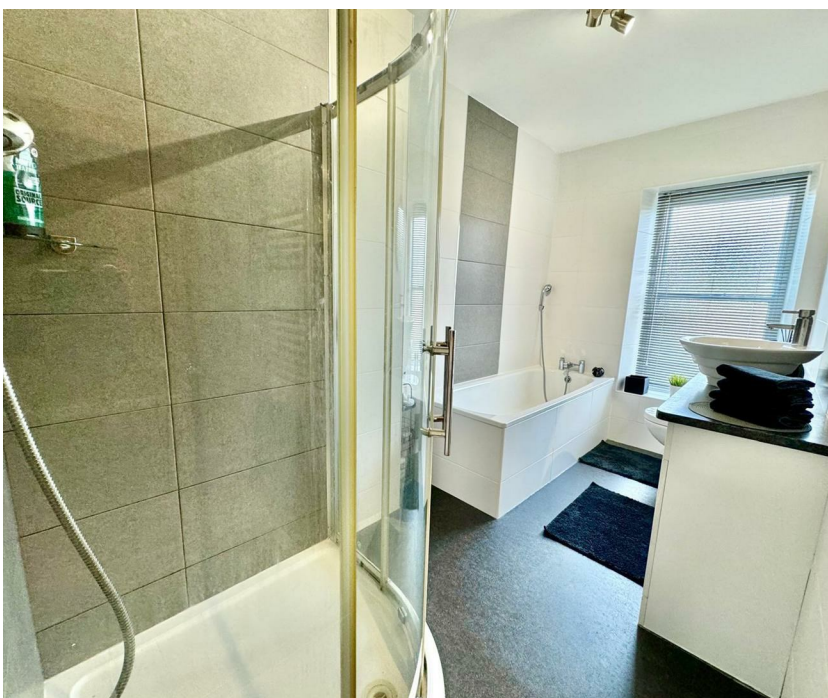
Viewing Llanrwst

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.

Directions





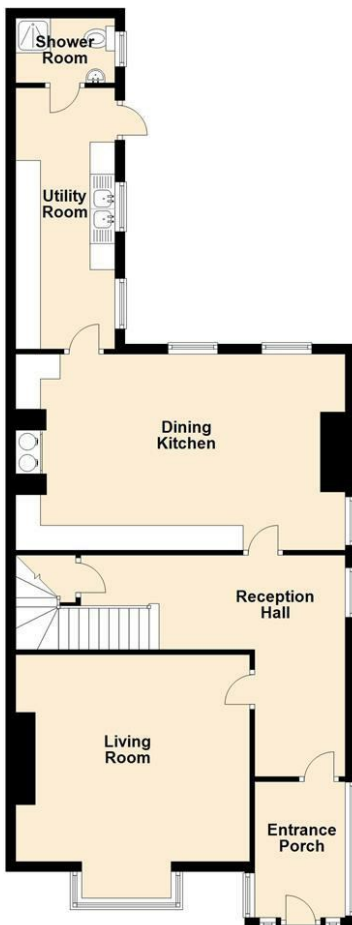
From the Agents office proceed up Denbigh Street, turn left into Regents Park and then continue towards the cattle market onto Llanddaged Road and Eirianfa will be viewed on the right hand side in an elevated position



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

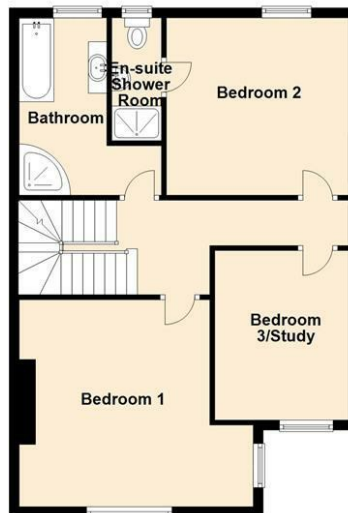
Ground Floor

Approx. 84.2 sq. metres (906.0 sq. feet)



First Floor

Approx. 62.1 sq. metres (667.9 sq. feet)



Second Floor

Approx. 62.1 sq. metres (667.9 sq. feet)



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.
Plan produced using PlanUp.

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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