



40 George Street

Llanrwst LL26 0DP

£169,500

A beautifully presented 2 bedroom stone cottage with attractive rear courtyard garden

VIEWING HIGHLY RECOMMENDED

Situated in a convenient and sought-after location on the edge of the town centre, this charming mid-terrace cottage is within level walking distance of all local amenities. The property has been tastefully upgraded and refurbished, offering light and spacious accommodation whilst retaining character and warmth. Benefiting from gas central heating and double glazing throughout.

This is a delightful home, ideal for first-time buyers or someone looking to down-size in this popular market town.



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.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Integral entrance porch with uPVC double glazed outer door, timber and glazed door leading to reception hall with staircase leading off to first floor level, tile effect vinyl flooring.

Lounge

10'6" x 9'10" (3.22m x 3.0m)

Feature Adam style fireplace surround with coal effect gas fire and built in book shelving to recessed alcove, TV point, uPVC double glazed bay window overlooking front of property, radiator.

Dining / Sitting Room

11'10" x 9'10" (3.61m x 3.0m)

Feature recessed fireplace surround with slate hearth, multi fuel stove on raised hearth, uPVC double glazed window overlooking rear, double panel radiator. Open access leading to rear Kitchen.



Kitchen

9'2" x 8'3" (2.81m x 2.54m)

Fitted range of base and wall units with complimentary worktops, single drainer sink with mixer tap, integrated stainless steel electric oven, four ring gas hob, stainless steel canopy extractor, splashback, tiled surrounds, space for fridge/freezer, plumbing for automatic washing machine, open shelving, uPVC double glazed window overlooking rear, timber and glazed rear door leading onto outside courtyard.

First Floor

Spacious landing, access to roof space, radiator.

Bedroom 1

11'2" x 15'1" (3.42m x 4.61m)

Radiator, uPVC double glazed window overlooking front of property, TV point.

Bedroom 2

9'0" x 11'1" (2.76m x 3.38m)

uPVC double glazed window overlooking rear, double panel radiator.

Bathroom

9'0" x 8'9" (2.75m x 2.69m)

Panelled bath, pedestal wash hand basin, low level w.c. shower enclosure with mains shower, wall tiling, radiator, inset spotlighting, vaulted ceiling, uPVC double glazed window to rear elevation, built-in cupboard housing Worcester combi boiler for central heating and hot water system.

Outside

To the rear is a delightful enclosed courtyard garden, thoughtfully landscaped with slate and gravel seating areas, raised planters and an abundance of climbing plants and shrubs. A perfect low-maintenance space for outdoor dining and relaxation. Small forecourt garden area to front.

Services

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

Viewing

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

Proof Of Funds

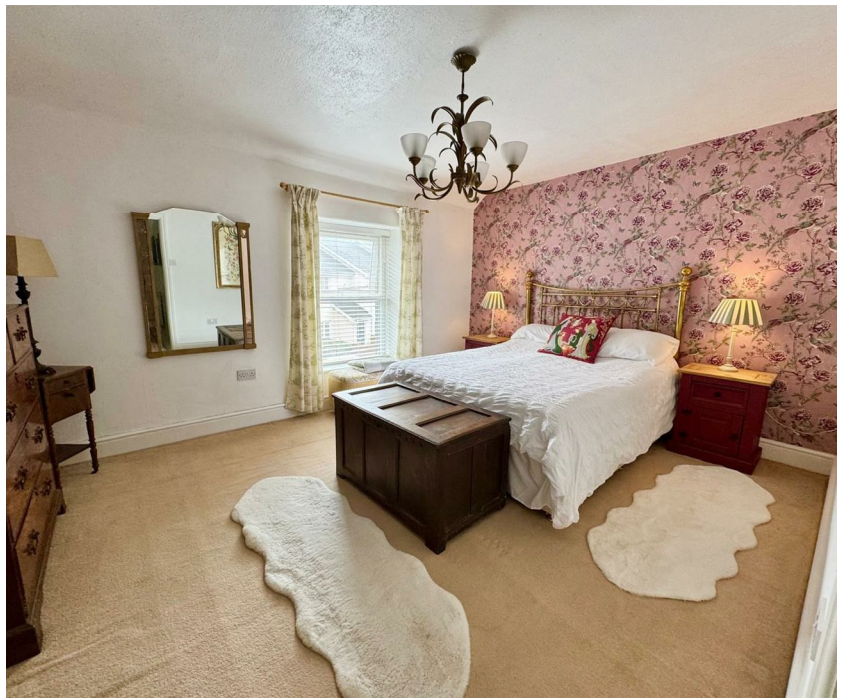
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

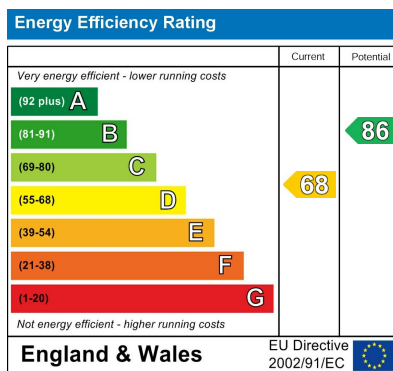
Council Tax

Band B - Conwy County Borough Council

Directions

From the square in Llanrwst, proceed in the Llandudno direction along the A470, turn right into George Street immediately after the former Meadowsweet Hotel and No. 40 will be viewed on the left hand side in the upper part of George Street.





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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