



## 7 Trem Arfon

Llanrwst LL26 0BP

£245,000

An attractive 'alpine' style 3 bedroom link detached home occupying a pleasant corner position within a quiet cul-de-sac enjoying open views and a private rear garden.

Situated within a popular estate on the outskirts of Llanrwst, this well proportioned home offers comfortable accommodation and excellent potential for further enhancement. The property enjoys a peaceful setting with delightful views towards the surrounding hillsides, whilst being within easy reach of the Town centre amenities, schools and transport links. Benefitting from gas central heating and double glazing throughout.



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



## Location

The Accommodation Affords:  
(Approximate measurements only)

### Covered Car Port

With side entrance leading to small entrance hall with radiator and understairs storage cupboard.

### Lounge

17'2" x 10'11" (5.24m x 3.33m)

Feature 'Adam' style fireplace surround, telephone point, double panel radiator, uPVC double glazed bay window to front, TV point, coving.

### Kitchen

8'8" x 8'9" (2.65m x 2.67m)

Fitted range of base and wall units with complimentary worktops, single drainer sink with mixer tap, space for fridge and freezer, integrated split level oven and grill, four plate ceramic hob and extractor above. uPVC double glazed window overlooking rear garden.



### Dining Room

11'8" x 7'11" (3.58m x 2.43m)

Radiator, sliding uPVC double glazed doors to rear.

### First Floor Landing

Access to roof space, built in linen cupboard housing Valiant central heating boiler.



### Bedroom 1

13'0" x 9'0" (3.98m x 2.75m)

Double panel radiator, uPVC double glazed window to front enjoying South facing views, built in wardrobe with shelving.

### Bedroom 2

9'2" x 8'8" (2.81m x 2.65m)

Radiator, uPVC double glazed window overlooking rear.

### Bedroom 3

8'9" x 7'3" (2.67m x 2.22m)

Radiator, uPVC double glazed window overlooking rear.

### Shower Room

Shower with glazed screen, electric shower, pedestal wash hand basin, heated ladder style towel rail. Separate w.c. with low level suite.

### Outside

The property benefits from a kerbed private driveway, providing ample off road parking, car port and garage. The gardens are well maintained and lie to front, side and rear. Paved seating area and covered pergola.

### Garage

17'0" x 9'0" (5.2m x 2.75m)

With electric and gas meters.

### 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](mailto: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 C.

### Directions

Proceed from the Agent's office up Denbigh Street, continue up Abergele Road, turn left into Trem Arfon and take the first right into the cul-de-sac and the property will be viewed in the far left hand corner at the top.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

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

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