



The Willows Town Hill

Llanrwst LL26 0NF

£325,000

A beautifully presented 3 bedroom semi detached family home located in a popular residential area on the outskirts of the Town centre.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC: D Council Tax Band: D

A superb family home with sizeable front and rear gardens, ample off road parking and car port. The property backs onto fields at the rear and enjoys open views. Gas fired central heating and double glazing, substantial rear Conservatory, converted Garage providing additional recreational space. Affording Reception Hall, Lounge and Dining Room, Kitchen, Conservatory, rear Entrance Lobby, Utility and Cloakroom, converted Garage currently used as an additional bedroom area, Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. Convenient setting within walking distance of the Town centre, playing fields, Doctor's surgery and train station.



Tel: 01492 642551

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



Location

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

uPVC double glazed front door and floor to ceiling side window, balustrade staircase leading off to first floor level, radiator, laminated floor, picture rail.

Lounge

13'1" x 13'1" (4.0m x 4.0m)

Feature recess fireplace with cast iron multi fuel stove, slate hearth and timber lintel over. TV point, wall lights, radiator, coved ceiling, uPVC double glazed window overlooking front of property. Square archway to Dining Room.

Dining Room

10'10" x 10'5" (3.32m x 3.2m)

Laminated floor, coved ceiling, radiator, uPVC double glazed French doors leading onto Conservatory.

Conservatory

16'4" x 11'0" (5.0m x 3.37m)

Oak flooring, radiator, uPVC double glazed windows and French doors leading onto the garden.



Kitchen

10'11" x 8'8" (3.34m x 2.66m)

Fitted range of base and wall units with complimentary worktops, four plate ceramic hob, overhead extractor, integrated oven, wine rack, space for fridge/freezer, 1.5 bowl sink with mixer tap, integrated dishwasher, inset lighting, uPVC double glazed window overlooking rear.

Rear Entrance Lobby

Tiled floor, uPVC double glazed door to rear.

Utility Room

6'6" x 5'10" (2.0m x 1.78m)

Wall tiling, base and wall units, plumbing for automatic washing machine, tall cupboard, low level w.c. and wash basin, uPVC double glazed window.

Converted Garage

uPVC double glazed window, radiator, inset lighting (this is currently used as a bedroom, but would provide additional sitting area or an office if required).

First Floor Landing

uPVC double glazed window, access to roof space, built in linen/storage cupboard.

Bedroom 1

11'10" x 12'0" (3.63m x 3.67m)

uPVC double glazed window overlooking rear enjoying views, radiator, coved ceiling.

Bedroom 2

11'8" x 10'9" (3.56m x 3.29m)

uPVC double glazed window overlooking front, radiator, picture rail.

Bedroom 3

7'10" x 9'0" (2.39m x 2.76m)

Radiator, uPVC double glazed window overlooking front, built-in wardrobes.

Bathroom

7'10" x 5'4" (2.39m x 1.64m)

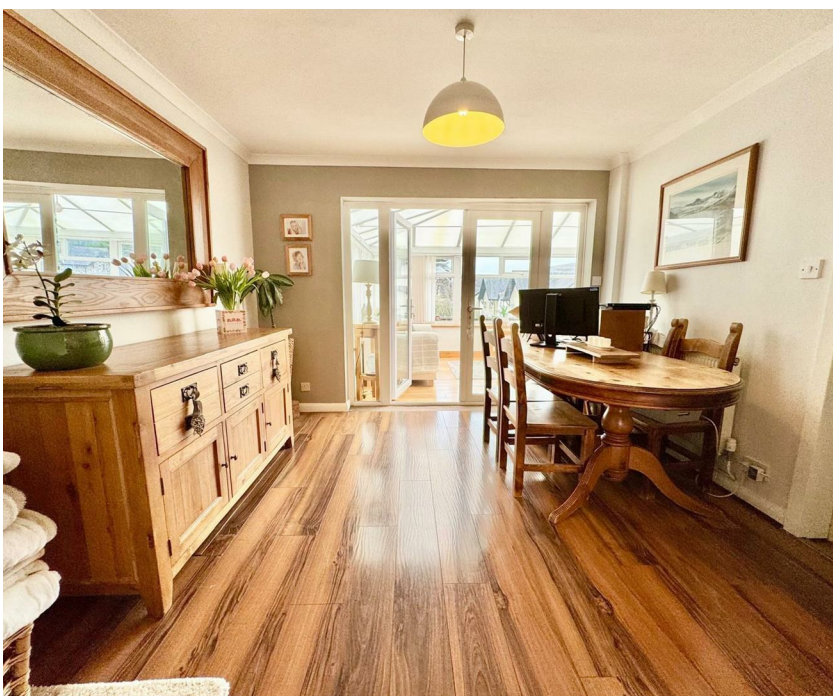
Tiled panelled bath with shower above, shower screen, pedestal wash hand basin, low level w.c. radiator, fully tiled walls, mirror and light unit, uPVC double glazed window overlooking rear.

Outside

The property has tarmac driveway, providing ample off-road parking, covered car port, garage which has been converted, but the front part provides storage space with up and over door. Lawned front garden with shrubs, large flagged rear terrace garden with decking, providing outside seating and lower level garden area.

Services

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



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.

Council Tax

Band D.

Directions

Proceed from the Agent's office up Denbigh Street, turn right at the crossroads and immediately left up Town Hill and the property will be viewed on the right hand side.

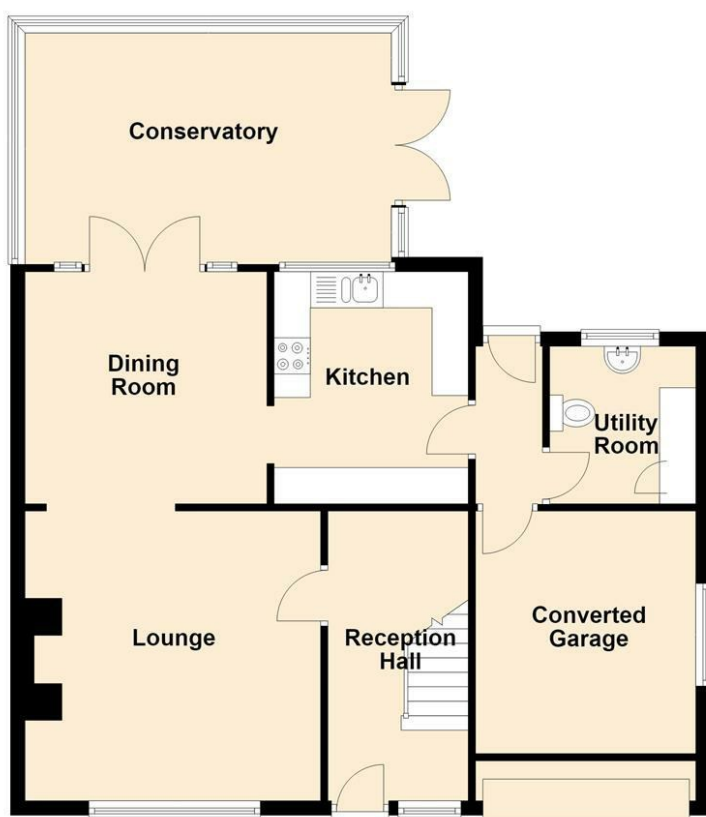




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

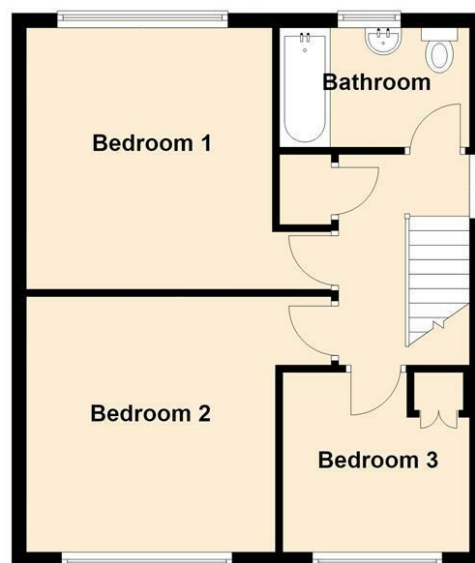
Ground Floor

Approx. 81.2 sq. metres (874.3 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 125.6 sq. metres (1352.0 sq. feet)

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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