



32 Maes Melwr

Llanrwst LL26 0RY

£249,500

A beautifully presented, spacious 2 bedroom bungalow in a quiet select setting on the outskirts of the town. Corner plot with attached car garage.

This well appointed 2 bedroom bungalow has a sizeable corner plot, located on the level within walking distance of the town centre, bus stop etc. Affording entrance passage and hallway, lounge and dining room, breakfast kitchen, 2 double bedrooms, 4 piece bathroom, attractive well maintained gardens. Central heating and double glazing. Attached car garage and off road driveway parking. The bungalow has been well maintained and is immaculately presented throughout. Viewing Highly Recommended.



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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)

Side Covered Entrance Passage:

uPVC double glazed front door; tiled floor; timber and uPVC double glazed door leads onto rear garden; side uPVC double glazed front door to:

Reception Hall:

Radiator; access to roof space; coved ceiling; built-in cylinder cupboard with cylinder and shelving. Oak doors leading off.

Living Room:

14'8" x 13'11" (4.48m x 4.26m)

Adam style fireplace surround with inset coal effect gas fire; coved ceiling; TV and telephone point; uPVC double glazed window to front elevation; double panelled radiator.



Breakfast Kitchen:

Fitted range of base and wall units with complimentary worktops; built-in oven; four plate hob and concealed extractor fan; plumbing for automatic washing machine; space for fridge; breakfast bar; single drainer sink; tall cupboard; wall mounted gas central heating boiler; uPVC double glazed door to window to rear elevation; radiator; wall tiling.

Bathroom:

Four piece suite comprising panelled bath, pedestal wash hand basin; low level WC; enclosed shower cubicle with electric shower; wall tiling; radiator; uPVC double glazed window to rear.

Bedroom No 1:

12'4" x 9'4" (3.78m x 2.87m)

uPVC double glazed window overlooking front; radiator.

Bedroom No 2:

10'10" x 9'4" (3.32m x 2.87m)

uPVC double glazed window overlooking rear; radiator.

Outside:

The property occupies a sizeable corner plot with lawned gardens to front, side and rear. The rear garden is enclosed and has borders to side. Rear flagged path and outside sitting area. Attached single car garage with up and over door; driveway parking. Side grassed garden area and front garden.

Services:

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

Agent's Note

We hereby give notice that the owner of this property is an employee of IMW Estate Agents.

Directions:

Proceed from Llanrwst in the direction of Betws y Coed, turn left into Llwyn Brith and immediately right parallel with the A470 into Maes Melwr, take first left and then first right and the property will be the second (the last on the left hand side in the cul-de-sac)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	88
(81-91) B		
(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.
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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