



7 Nant Y Goron
Llanrwst LL26 0SN



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£389,500

A beautifully presented, modern detached bungalow occupying a pleasant cul-de-sac position within a popular residential development on the outskirts of Llanrwst.

VIEWING HIGHLY RECOMMENDED

This spacious 3 bedroom home has been thoughtfully upgraded in recent years and offers well-planned accommodation with quality fixtures and fittings throughout. Located within a popular residential development of similar bungalows, the property benefits from a level plot with attractive gardens to both front and rear, backing onto a small stream and enjoying a peaceful aspect.

The accommodation comprises: Entrance hall, spacious lounge with feature fireplace, rear conservatory/sun lounge with garden views, and a superbly appointed kitchen fitted with a comprehensive range of modern units, quartz worktops and integrated appliances. There are three good-sized bedrooms including a master bedroom with en-suite shower room, and a stylish, recently refurbished family bathroom.

Externally, the property offers a private driveway providing off-road parking, single garage with up-and-over door and internal access, and well-maintained gardens laid to lawn and patio.

Gas central heating and double glazing throughout.



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.

Reception Hall

uPVC double glazed front door, built-in cloaks cupboard, built-in linen cupboard with radiator.

Lounge 16'4" x 11'5" (5.0m x 3.5m)

Feature fireplace surround, uPVC double glazed window overlooking front, double panel radiator, coved ceiling.

Breakfast Kitchen 11'9" x 11'6" (3.59m x 3.51m)

Fully fitted range of modern shaker style base and wall units with quartz worktops, central peninsular breakfast bar, 50/50 integrated fridge/freezer, pull out larder unit, integrated ceramic hob and split level oven.

Utility Room

Fitted base units and worktops, plumbing for automatic washing machine and dishwasher, built-in cupboard housing central heating boiler, uPVC double glazed rear door.

Rear Sun Lounge/Conservatory

uPVC double glazed French doors leading onto rear garden. Views overlooking garden.

Bedroom 1 13'11" x 13'9" (4.26m x 4.2m)

Radiator, uPVC double glazed window overlooking rear garden.

En-suite Shower Room comprising; shower enclosure, vanity wash basin, concealed cistern w.c. ladder style heated towel rail, wall tiling.

Bedroom 2 11'9" x 9'4" (3.6m x 2.85m)

Radiator, uPVC double glazed window overlooking rear garden.



Bedroom 3 11'6" x 7'9" (3.51m x 2.37m)

uPVC double glazed window overlooking front, radiator, coved ceiling.

Shower Room

Contemporary suite comprising; shower enclosure, concealed cistern w.c. washbasin, extractor fan, wall mounted mirror and medicine cabinet with inset lighting, ladder style heated towel rail.

Outside

The property occupies a pleasant setting within the estate and has an open front aspect, enjoying views towards the school and surrounding hillsides. Driveway providing off-road parking, single car garage (5.46m x 2.95m) with up and over door and side personal door. Doorway leading to enclosed levelled rear garden with flagged patio, grassed garden, timber fencing and path leading down to a small stream.

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 E.

Directions



From the Town centre, continue along the A470 out of Llanrwst towards Betws y Coed, turn left opposite the former Birmingham Garage and immediately right into Nebo Road. Continue up Nebo Road all the way past the school on the left hand side and take a right into Nant y Goron and the property will be viewed immediately in front of you.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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 option must be treated as given on the same basis as these particulars.

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