



Bodeifion, Betws Road,
Llanrwst LL26 0HF



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£325,000

A substantial 3 bed detached bungalow occupying a generous plot with extensive level gardens to both the front and rear, together with a private driveway providing ample parking and a detached single garage.

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

The property is conveniently situated on Betws Road, within walking distance of Llanrwst town centre and its wide range of shops, services and amenities, whilst also being well placed for access towards Betws-y-Coed and the surrounding Conwy Valley.

Although the accommodation is now largely unmodernised and would benefit from general updating, the property offers tremendous scope to create an impressive and comfortable family home. Its particularly generous proportions, sizeable gardens and convenient location are notable features. The property already benefits from part central heating and double glazing.

The accommodation is principally arranged on the ground floor and comprises a spacious reception hall with built-in storage cupboards, generous lounge, separate dining room, breakfast kitchen, three double bedrooms, bathroom and separate WC. An internal staircase from Bedroom Three provides access to an additional attic room, offering useful ancillary accommodation and further potential.



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)

Covered Front Entrance:

Random tiled flooring, timber ceiling, inset lighting, timber and glazed front door with side panelling leading ti:

Reception Hall:

Built-in cloaks cupboards, overhead storage, radiator, built-in shelved boot cupboard, built-in cylinder cupboard with linen shelving above.

Lounge: 5.48m x 3.64m

Feature tiled fireplace surround and hearth, uPVC double glazed windows to side and front elevation, wall lights, night storage heater.

Dining Room: 3.82m x 3.66m

uPVC double glazed window overlooking rear enjoying views to surrounding hillsides, uPVC double glazed side window, radiator, TV point

Breakfast Kitchen: 3.0m x 3.93m

Fitted range of base and wall cupboards with complementary worktops, double drainer sink, electric cooker point, plumbing for dishwasher, uPVC double glazed window overlooking rear, timber and glazed rear door, built-in electric meters, radiator, floor mounted Gloworm central heating boiler.

Bedroom 1: 11'10" x 13'1" (3.61m x 4.0m)
uPVC double glazed window overlooking front.

Bedroom 2: 4.11m x 3.62m

uPVC double glazed window, doorway with staircase leading up to Attic Room.



Bedroom 3: 9'10" x 9'10" (3.0m x 3.0m)
uPVC double glazed windows overlooking rear.

Attic Room: 3.76m x 3.39m

Dormer window overlooking front (single glazed), built-in eaves cupboard and storage, cold water tank.

Separate W.C:

Low level suite, tiled splashback, single glazed window to rear.

Bathroom: 6'11" x 5'10" (2.12m x 1.8m)

Panelled bath, pedestal wash handbasin, half tiled walls, medicine cabinet, heated towel rail.

Outside

The bungalow stands within substantial, level gardens, with a large lawned frontage setting the property well back and a further generous lawned garden to the rear. A wide driveway provides excellent parking and access to the detached garage.

Detached Car Garage: 18'2" x 9'10" (5.55m x 3.0m)

Timber and glazed folding/sliding door.

Services:

Mains water, electricity, gas and drainage.

Council Tax Band:

Band E.

Viewing Llanrwst

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



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.

Directions:

Proceed from Llanrwst town centre, over the railway bridge, bear right towards Betws Road and the property will be viewed on the right hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 117.3 sq. metres (1262.7 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 option must be treated as given on the same basis as these particulars.

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