7 Maes Melwr

Llanrwst LL26 0RY

£225,000

A well-presented two-bedroom semi-detached bungalow situated on a popular residential estate on the outskirts of Llanrwst.

Tenure- Freehold Council Tax- C EPC-C

The property occupies a good-sized plot with sizeable gardens to both the front and rear, together with a long driveway providing ample off-road parking and access to a detached single garage. The well-planned accommodation comprises an entrance hall, comfortable lounge, breakfast kitchen, 2 bedrooms and a bathroom. Further benefits include uPVC double glazing and central heating. Conveniently located for local amenities and within walking distance of Llanrwst town centre, the property would make an ideal retirement home, first-time purchase or manageable permanent residence.
Viewing recommended.

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
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Location

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

Radiator, coved ceiling, built-in meter and cloaks cupboard, built-in cylinder/airing cupboard.

Lounge

17'4" x 11'11" (5.3m x 3.65m)

Two radiators, feature fireplace surround with pebble effect electric fire (not tested), TV point, uPVC double glazed window overlooking front.

Kitchen

8'11" x 9'0" (2.73m x 2.75m)

Fitted base and wall cupboard with complementary worktops, electric cooker point, 1.5 bowl single drainer sink, space for fridge and freezer, coved ceiling, plumbing for automatic washing machine, 'Ideal' central heating boiler, uPVC double glazed door and window to rear elevation.

Bedroom 1

12'0" x 11'11" (3.66m x 3.65m)

uPVC double glazed window overlooking rear, radiator, built-in wardrobes along one wall.

Bedroom 2

8'5" x 8'11" (2.58m x 2.73m)

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

Outside

Paved effect long driveway providing ample off-road parking leading to garage with up and over door. From driveway, timber door leading to rear enclosed garden, mainly grassed with small patio area, timber garden store sheds. Small established front garden, laid to grass with borders.

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@imwestates.com

Proof Of Funds

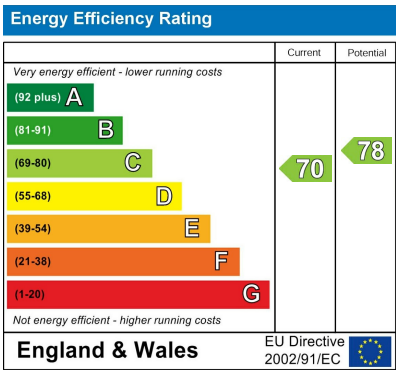
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport 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.

Council Tax Band

Conwy County Borough Council tax band - C

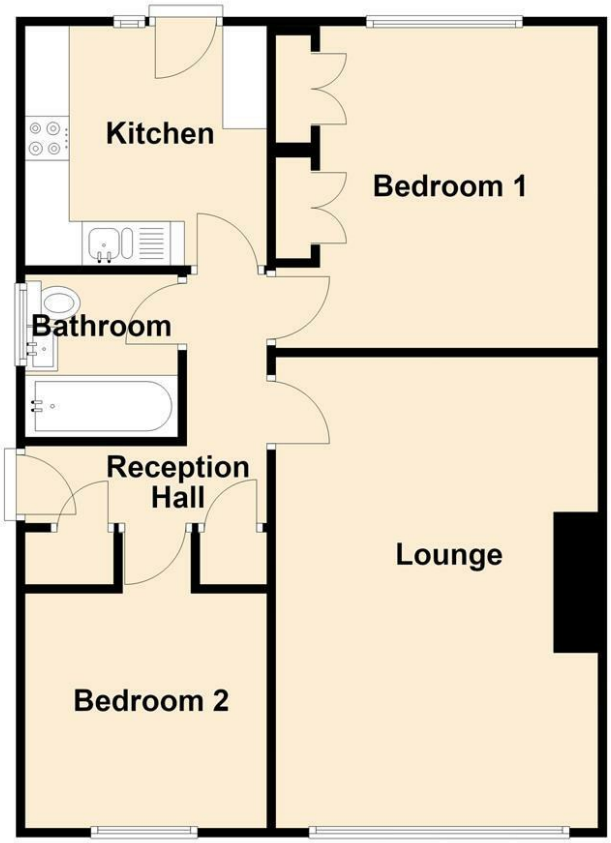
Directions

Proceed from the Agent's office along the A470 out towards Betws y Coed, turn left into Llwyn Brith Estate and immediately right towards Maes Melwr, turning left into the Estate, and the property will be viewed half way up on the left hand side.



Ground Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



Total area: approx. 59.0 sq. metres (635.3 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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