Arfon Deg Abergele Road

Llanrwst LL26 0NG

£145,000

This attractive and well-maintained 2 bedroom mid terrace home occupies a convenient position on the outskirts of the town centre, within easy reach of local shops, schools, transport links and everyday amenities. The property offers comfortable accommodation throughout and would make an ideal first-time purchase, investment property or home for those seeking a convenient location.

Tenure- Freehold. EPC- D. Council tax band-B

The accommodation benefits from gas fired central heating and uPVC double glazing and briefly comprises entrance hallway, comfortable lounge with bay window enjoying an outlook to the front, spacious dining/sitting room with French doors opening onto the rear garden, fitted kitchen with useful walk-in pantry and a ground floor cloakroom/WC.

To the first floor, a landing leads to a generous principal bedroom enjoying pleasant views towards the surrounding hillsides, a second bedroom to the rear and a spacious four-piece family bathroom comprising bath, separate shower enclosure, wash hand basin and WC.

Externally, there is a small enclosed forecourt garden to the front together with an enclosed rear garden providing a private outdoor seating and entertaining area.

The property enjoys attractive views towards the surrounding countryside and hillsides whilst remaining conveniently located for the town centre and its wide range of facilities.

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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.

The Accommodation Affords:
(Approximate measurements only)

Entrance Porch
uPVC double glazed front door leading to internal entrance vestibule, 15 unit glazed door leading through to Reception Hall. coved ceiling, double panel radiator, staircase leading off to first floor level.

Lounge
11'4" x 9'10" (3.47m x 3.0m)
uPVC double glazed bay window overlooking front of property, double panel radiator, picture rail, wall mounted electric fire, coved ceiling.

Dining Room
10'9" x 11'11" (3.3m x 3.65m)
Double panel radiator, uPVC double glazed door leading to outside rear.

Kitchen
7'10" x 7'8" (2.4m x 2.34m)
Fitted base and wall units with complementary worktops, 1.5 bowl sink with mixer tap, double panel radiator, gas cooker point, uPVC double glazed window overlooking rear, understairs storage cupboard.
Rear walk-in Pantry area with plumbing for automatic washing machine, space for dryer, shelving.

Downstairs Cloak Room
Low level w.c. wash basin, double panel radiator.

First Floor
Landing.

Bedroom 1
13'10" x 11'4" (4.24m x 3.47m)
uPVC double glazed window overlooking front, double panel radiator, TV point.

Bedroom 2
11'10" x 8'7" (3.63m x 2.63m)
Double panel radiator, uPVC double glazed window overlooking rear.

Bathroom
7'10" x 7'8" (2.41m x 2.35m)
Four piece suite comprising: panelled bath with electric shower above, shower screen, low level w.c. pedestal wash handbasin, double panel radiator, wall tiling, built-in linen cupboard housing central heating boiler, shelving.

Outside
The property has a courtyard rear garden with timber garden shed and also lower under floor void area providing ample storage. Outside seating, additional area for bins on the opposite side of path. At the front of the property, there is a small enclosed garden area.

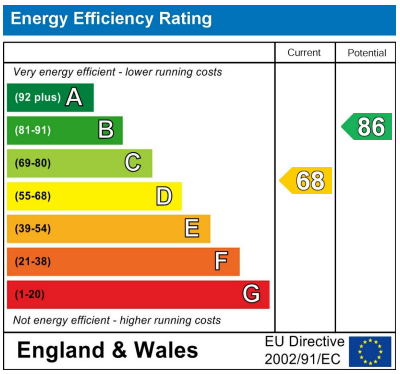
Services
Mains water, electricity, gas and drainage are connected.

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 B

Directions
Proceed from the Agent's office up Denbigh Street to the crossroads, continue up Abergele Road and the property will be viewed on the right hand side.



Total area: approx. 79.4 sq. metres (854.2 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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