



3 Cae Tyddyn

Llanrwst LL26 0BL



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£199,950

A well maintained, spacious three bedroom detached family home situated within the popular Cae Tyddyn Estate, enjoying an open front aspect and occupying a generous plot with a sunny south facing rear garden.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC - TBA. Council Tax - B.

The property has an enclosed front garden with low level walling and lawned area, together with side access leading to a substantial rear garden. The rear garden is a particular feature of the property, being of excellent size and predominantly laid to lawn with paved pathways, raised beds, and a variety of established shrubs and trees. The boundaries are well defined with high level hedging and fencing, affording a good degree of privacy. There is also hardstanding and off-road parking provision for several vehicles.

Internally, the accommodation is well proportioned and has been lovingly maintained over the years. The layout briefly comprises entrance porch leading into a welcoming hallway, front lounge with feature fireplace, and a separate dining room providing additional reception space with access through to the kitchen. The kitchen and utility area are fitted with a range of units.

To the first floor there are three good size bedrooms together with a family shower room.

The property further benefits from uPVC double glazing and gas fired central heating.

Whilst the property is presented in good order, it would now benefit from a degree of modernisation, offering excellent potential for a purchaser to enhance and personalise to their own requirements.



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

Quarry tiled floor, uPVC double glazed door leading through to reception hall, balustrade staircase leading off to first floor level, built-in cloaks cupboard with overhead storage, radiator, telephone point, small uPVC double glazed window to front.

Lounge 11'6" x 12'5" (3.53m x 3.79m)

Feature fireplace with marble inset and hearth, coal effect electric fire, double panel radiator, uPVC double glazed window overlooking rear, TV point.

Dining / Sitting Room 10'7" x 10'10" (3.25m x 3.31m)

Feature fireplace surround with electric coal effect fire, raised hearth, shelved alcove recess, telephone point, uPVC double glazed window overlooking front of property, double panel radiator, open views to front elevation. Sliding timber and glazed door leading through to rear Kitchen.

Kitchen 10'10" x 5'6" (3.31m x 1.69m)

Fitted base units with complementary worktops, single drainer sink with mixer tap, plumbing for automatic washing machine, uPVC double glazed window overlooking rear garden enjoying an open aspect. Walk-in Pantry with a range of shelving, uPVC double glazed window, lights connected, understairs storage area, electric meters, doorway to rear Utility and Kitchen extension area.



Utility Room 8'8" x 11'3" (2.66m x 3.43m)

Base units, gas cooker point, space for gas cooker, wall mounted 'Worcester' combi boiler for central heating and hot water system, uPVC double glazed doors to front and rear allowing through passage, space for fridge/freezer.

Downstairs Cloak Room

Low level w.c. uPVC double glazed window to rear.

First Floor

Spacious landing, uPVC double glazed window overlooking rear, access to roof space.

Bedroom 1 11'8" x 8'10" (3.56m x 2.7m)

uPVC double glazed window overlooking front of property enjoying open views, double panel radiator.

Bedroom 2 9'8" x 10'8" (2.97m x 3.26m)

uPVC double glazed window overlooking front enjoying open aspect and views, built-in wardrobe with hanging and storage space, radiator.

Bedroom 3 7'4" x 8'6" (2.26m x 2.61m)

uPVC double glazed window overlooking rear, radiator.

Shower Room 5'5" x 6'11" (1.66m x 2.12m)

Three piece suite comprising; shower, wash handbasin, w.c. shaver point, extractor fan, built-in linen storage cupboard, radiator, uPVC double glazed window to rear.

Outside

The property commands a substantial plot with lawned grassed garden to front, low level walling, borders. Large rear garden with driveway and hardstanding for several vehicles, raised beds, small specimen trees, patio area, timber garden shed, privet hedging, high level fencing providing privacy. The property enjoys a Southerly rear aspect and enjoys all day sunshine.

Services

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



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 B - Conwy County Borough Council

Directions

From the Agent's Office continue up Denbigh Street to the cross roads, turn left into Regents Park and Talybont Road, fork right up towards Cae Tyddyn and follow the road round to the end and around to the right 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		
(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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