



5 Cae'r Felin

Llanrwst LL26 0BH

£174,500

A spacious and beautifully presented three-bedroom mid terrace house situated within a popular residential development on the outskirts of the town centre.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC - C. Council Tax C

The property occupies a convenient position within walking distance of local shops, schools, public transport links and other town amenities.

The accommodation is well arranged and offers an ideal family home, benefiting from gas fired central heating and uPVC double glazing. The property has been well maintained and tastefully presented throughout, with a modern fitted kitchen, generous living space and a sizeable rear garden

Affording Reception Hall, Lounge, Dining/Breakfast Room, Kitchen, Landing, 3 Bedrooms and Bathroom.

Open front aspect and views.



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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)

Reception Hall

9'1" x 13'10" maximum (2.79m x 4.23m maximum)

Tiled floor, balustrade staircase leading off to first floor level, arch display recess, built-in cloaks cupboard, tiled floor, radiator, uPVC double glazed front door. Built-in cupboard housing gas central heating boiler, Timber and glazed door leading through to Lounge.

Lounge

17'4" x 12'10" (5.3m x 3.92m)

Feature Adam style fireplace surround with coal effect gas fire, marble hearth and inset, uPVC double glazed window overlooking front with open aspect and views, laminated timber effect floor, radiator, large sliding double glazed patio doors leading onto rear garden and patio, TV point.



Dining / Breakfast Room

12'0" x 6'6" (3.67m x 2.0m)

Tiled floor, radiator, uPVC double glazed window overlooking rear garden, built-in cupboards along one wall with recess for fridge/freezer, archway leading through to Kitchen.

Kitchen

11'3" x 7'0" (3.44m x 2.15m)

Fitted range of base and wall units with complementary worktops, 1.5 bowl single drainer sink with mixer tap, stainless steel integrated oven, four ring gas hob, concealed filter extractor above, plumbing for automatic washing machine, space for dryer, uPVC double glazed window and door to rear, double panel radiator, tiled floor.



First Floor

Landing, uPVC double glazed window overlooking rear, double panel radiator.

Bedroom 1

12'9" x 10'11" (3.9m x 3.34m)

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

Bedroom 2

10'3" x 10'8" (3.14m x 3.26m)

Radiator, uPVC double glazed window overlooking front enjoying open aspect, recessed storage with shelving.

Bedroom 3

11'11" x 6'4" (3.64m x 1.95m)

uPVC double glazed window overlooking rear, radiator.



Bathroom

6'5" x 9'6" (1.98m x 2.91m)

Three piece suite comprising; 'P' shaped bath with curved shower screen, shower above, pedestal wash handbasin, low level w.c. ladder style heated towel rail, built-in linen and storage cupboard with shelving, uPVC double glazed window to rear elevation.

Outside

The property has a small grassed garden area to front, large enclosed rear garden with flagged patio and seating areas, additional terraced paved areas for further seating and outside entertaining. Grassed garden with a variety of established shrubs and plants, hedging providing privacy. There is communal parking area within close proximity.

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

Directions

Proceed from the Agent's office up Denbigh Street to the crossroads, turn left into Regents Park and take a right fork a little further along towards Cae Tyddyn and Cae Felin and the property will be viewed on the left hand side sitting slightly elevated from the road.

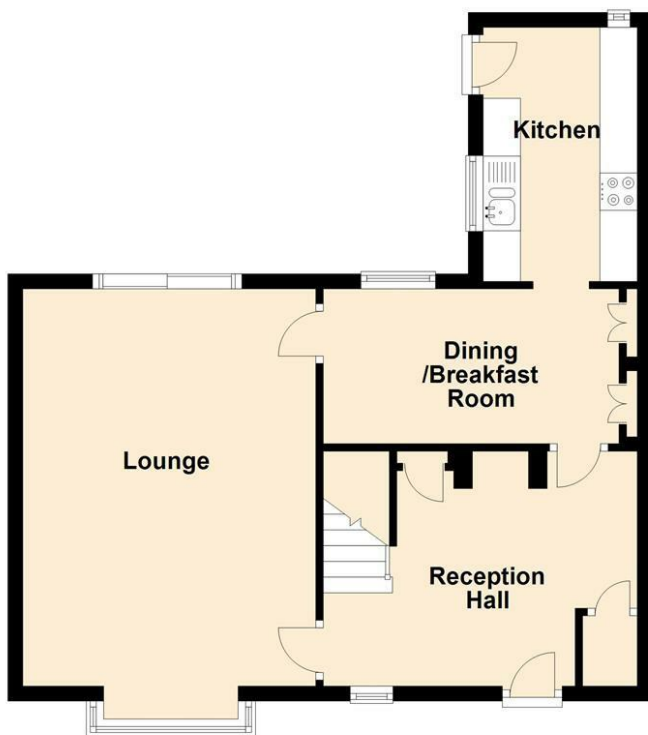




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

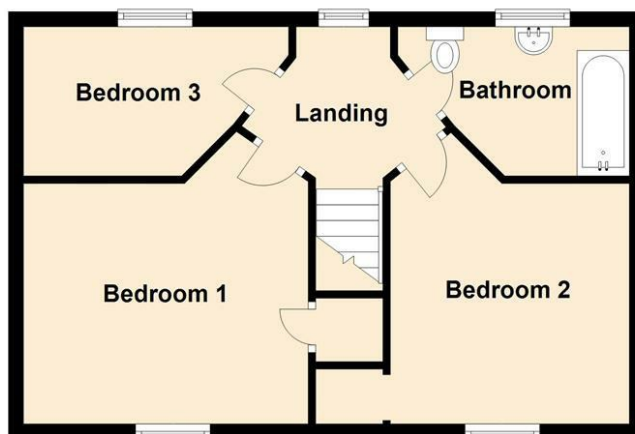
Ground Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 94.5 sq. metres (1017.5 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 opinion must be treated as given on the same basis as these particulars.

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