



## 41 Trem Arfon

Llanrwst LL26 0BP

£185,000

A linked detached three-bedroom house occupying an elevated cul-de-sac position within a popular residential estate on the outskirts of the town.

The property enjoys open views, a good size south-facing rear garden, and is within walking distance of the town centre, local amenities, train station, and bus stop.

In need of upgrading and modernisation throughout, this home provides an excellent opportunity for those wishing to put their own stamp on a property. It benefits from UPVC double glazing, central heating and car garage.

Tremarfon is a well-regarded residential area on the edge of Llanrwst, close to everyday facilities and with excellent transport links. The property combines an appealing location with great scope for improvement, making it an ideal purchase for families.



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## Location

### Llanrwst

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 Hall

Timber and glazed front door leading to small entrance hall with staircase leading off to first floor level.

### Lounge

15'4" x 11'7" (4.69m x 3.55m)

Tiled fireplace surround and hearth, coved ceiling, radiator, uPVC double glazed window overlooking front of property with open aspect, TV point.

### Dining Kitchen

14'9" x 8'11" (4.5m x 2.72m)

Dining area with radiator, uPVC double glazed sliding patio doors leading onto rear lean-to greenhouse/Sun Lounge. Greenhouse/Sun Lounge measuring 2.88m x 1.88m.

Kitchen: base units with peninsular units sub dividing from dining area, electric cooker point, single drainer sink, understairs storage cupboard, wall tiling, uPVC double glazed window to rear. Stairs leading off to first floor level.





### Landing

Access to roof space, built in cupboard housing Baxi combi boiler for central heating and hot water, uPVC double glazed window to side.

### Bedroom 1

13'1" x 8'9" (4.0m x 2.68m)

uPVC double glazed window overlooking front of property, radiator.

### Bedroom 2

11'5" x 8'7" (3.48m x 2.64m)

uPVC double glazed window overlooking rear, radiator.

### Bedroom 3

9'6" x 6'0" (2.91m x 1.83m)

Recessed shelving, uPVC double glazed window to front, radiator.

### Bathroom

6'0" x 5'6" (1.84m x 1.69m)

Panelled bath with shower above, low level w.c. pedestal wash hand basin, uPVC double glazed window to rear, wall tiling.

### Outside

Front driveway with parking and access to garage. Generous south-facing rear garden with lawn, established planting areas, and greenhouse.

### Services

Mains water, electricity and drainage are connected to the property.

### Agent's Note

We understand that a new Baxi boiler was installed by Fflam Eryri and is approximately 2 or 3 years old.

### Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto: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 C.

### Directions

From the Agent's office, continue up Denbigh Street and straight up the hill (Abergele Road), turn left into Trem Arfon and follow the road round to the right and take the first cul-de-sac left and the property will be viewed down at the bottom end on the left hand side.



| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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 opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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