



## 19 Cae Person

Llanrwst LL26 0HS

£180,000

A spacious 3 bed semi-detached home occupying a substantial plot within the popular Cae Person estate, enjoying a setback position with ample off-road parking and extensive rear gardens.

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

The property benefits from double glazing and central heating and offers excellent potential for modernisation and improvement, making it an ideal opportunity for first time buyers, investors or those seeking a family home they can personalise to their own tastes.

The accommodation briefly comprises entrance porch leading into the hallway, comfortable lounge with feature fireplace, breakfast kitchen and rear porch together with a modern ground floor shower room. To the first floor are three bedrooms and landing area.

Concrete driveway provides off-road parking for several vehicles alongside a lawned front garden. Side access leads to the particularly generous enclosed rear garden, mainly laid to lawn with mature hedging, garden shed and a pleasant open aspect to countryside beyond.



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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)

### Front Entrance Porch

uPVC double glazed door and window, timber and glazed door leading to Reception Hall.

### Reception Hall

Turned staircase leading off to first floor level, uPVC double glazed window, telephone point, understairs storage cupboard housing electric meters.

### Lounge

12'2" x 15'10" (3.71m x 4.85m )

'L' shaped maximum.

Feature fireplace surround and hearth, double panel radiator, uPVC double glazed windows to front and rear.

### Shower Room

6'2" x 5'7" (1.9m x 1.71m)

Wet room style shower, wash basin, low level w.c. radiator, uPVC double glazed window, wall mounted fan heater.

### Breakfast Kitchen

8'5" x 9'10" (2.58m x 3.0m )

Base and wall cupboards with complementary worktops, single drainer sink, wall mounted Glo Worm central heating boiler, radiator, plumbing for automatic washing machine, space for fridge, uPVC double glazed window, wall tiling.



### Rear Porch and Kitchenette

5'7" x 5'10" (1.72m x 1.8m)

uPVC double glazed door and window to rear, base and wall cupboards, electric cooker point.

### First Floor

Landing, double glazed window.

### Bedroom 1

12'9" x 11'11" (3.89m x 3.64m)

Cast iron fireplace surround, radiator, uPVC double glazed window overlooking rear and side elevation.

### Bedroom 2

8'8" x 8'7" (2.65m x 2.64m)

Radiator, uPVC double glazed window overlooking front.

### Bedroom 3

12'0" x 6'11" (3.67m x 2.13m)

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

### Outside

The property benefits from a large plot, the house is set back from the road and has a large concreted driveway providing ample off-road parking, grassed garden to front, side access leading to substantial rear garden, mainly grassed with timber and corrugated store shed, all of which is now in need of maintenance.

### 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](mailto: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 C.

### Directions

Proceed from the Agent's office up Denbigh Street, turn right at the crossroads down Schoolbank Road, past Hafan Gwydir and the Medical Centre, continue to the former school / radiator factory, turn left into Cae Person and continue straight ahead and the property will be viewed 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 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.

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