



2 Pendre Tal Y Bont Road Llanrwst LL26 0AU

£225,000

A substantial double-fronted Georgian-style three storey residence, conveniently situated within close proximity of the town centre, enjoying easy, level access to local amenities including shops, doctors' surgery and the railway station.

Tenure: Freehold. EPC - TBA. Council Tax Band - D.

The property is well presented throughout and offers spacious and versatile four bedroom family accommodation, arranged over three floors together with useful basement rooms. The accommodation benefits from uPVC double glazing and gas fired central heating, and retains a welcoming and homely feel throughout. Externally, the property enjoys a generous side garden, together with a pleasant seating and entertaining area, ideal for outdoor dining and family use. Reception Hall, Lounge, Dining Room, Kitchen. Basement rooms providing additional storage or potential for a variety of uses. 4 Bedrooms and Family Bathroom. The principal bedroom benefits from an En-Suite Shower Room.

An ideal family home, combining character, space and convenience in a sought-after and accessible location



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<https://www.iwanmwilliams.co.uk>





Location

Situated within level walking distance of all shops, train stations, Dr 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:

Balustrade staircase leading off to first floor level, radiator, cloak hooks, dado rail.

Lounge:

14'2" x 12'5" (4.32m x 3.79m)

Feature recessed alcoves with built-in cupboards and shelving, electric meter, feature slate fireplace surround with raised hearth, TV point, double panel radiator, coved ceiling, uPVC double glazed window to front.

Dining Room:

2.43m x 4.34m

Built-in alcove storage cupboards, double panel radiator, telephone point, uPVC double glazed window overlooking front.

15 unit glazed door leading to rear lobby with staircase leading down to basement room, which is currently used as storage and workshop area, but could be utilised for other use.



Kitchen:

19'5" x 6'6" (5.93m x 1.99m)

Fitted base and wall cupboards, complementary worktops, electric cooker point, single drainer sink, plumbing for automatic washing machine, space for fridge and freezer, double panel radiator, uPVC double glazed windows overlooking rear, uPVC double glazed rear door. Wall mounted central heating boiler, space for dryer, access to roof space.

First Floor

Landing with further balustrade and spindle staircase leading off to second floor level, uPVC double glazed window overlooking rear, radiator.

Bathroom:

Panelled bath, pedestal wash handbasin, low level w.c. wall mounted mirror.

Study/Bedroom 4:

7'8" x 7'9" (2.35m x 2.37m)

Radiator, uPVC double glazed window overlooking front, built-in wardrobe / storage cupboard.

Bedroom 1 (en-suite)

11'1" x 14'1" (3.4m x 4.31m)

Built-in wardrobes to alcove recess, uPVC double glazed window to front, double panel radiator.

En-suite Shower Room: shower enclosure, low level w.c. pedestal wash handbasin, extractor fan.

Second Floor

Bedroom 2:

14'1" x 11'2" (4.31m x 3.41m)

uPVC double glazed window overlooking front, built-in wardrobe to alcove recess, access to roof space, radiator.

Bedroom 3:

9'10" x 14'2" (3.0m x 4.32m)

Double panel radiator, access to roof space, built-in wardrobe and storage cupboard, two uPVC double glazed window overlooking rear and front.

Outside:

The property has a sizeable side garden with the front section laid to lawn with shrub borders and the rear section screened by a wall providing privacy, all laid to decorative gravel with outside seating area for entertaining.

Services:

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



Viewing Llanrwst

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:

Band D.

Directions:

Proceed from the Agent's office up Denbigh Street, turn left into Regents Park and the property will be viewed a short distance on the left hand side.

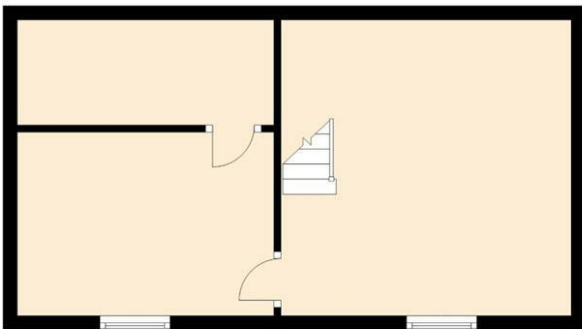




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Basement

Approx. 33.2 sq. metres (357.3 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



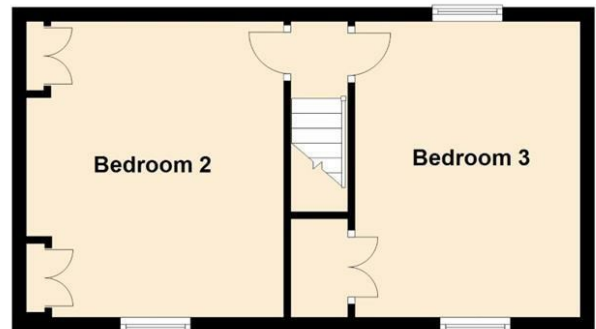
Ground Floor

Approx. 46.6 sq. metres (501.3 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 146.2 sq. metres (1573.2 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 opinion must be treated as given on the same basis as these particulars.

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