

37 Trem Arfon

Llanrwst LL26 0BP

£245,000

An attractive 3 bedroom Alpine-style home occupying a generous plot within an established residential development, enjoying delightful views towards the surrounding hillsides.

Tenure: Freehold. EPC: TBC. Council Tax Band: C





The property offers light and spacious accommodation and has been well maintained over the years, although it would now benefit from some cosmetic modernisation, providing an excellent opportunity for purchasers to personalise the interior to their own tastes.
The accommodation benefits from central heating and double glazing and comprises a reception hall, spacious lounge, separate dining room with sliding patio doors leading onto the rear terrace, fitted kitchen, 3 bedrooms and a shower room.
The property enjoys a particularly generous, established front garden. A long driveway provides ample off-road parking for several vehicles and leads to a carport and garage.

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Located on the edge of Llanrwst, within easy reach of the town's shops, schools, and amenities. The property also lies within convenient distance of the picturesque villages of Trefriw and Betws-y-Coed, making it a prime spot for access to Snowdonia National Park and a wealth of outdoor activities

The property offers spacious, light and airy accommodation arranged over two floors, with principal rooms enjoying attractive outlooks over the established gardens and surrounding countryside.

ACCOMMODATION
A covered carport provides sheltered access to the reception hall, which has a built-in cloaks cupboard. The comfortable lounge features a fireplace and a large window overlooking the front garden, whilst the fitted kitchen incorporates a range of base and wall units, integrated oven and hob, and enjoys extensive views towards Trefriw and the Carneddau mountain range. A separate dining/sitting room provides a versatile additional reception space, with sliding patio doors opening directly onto the raised rear patio, creating a lovely connection between the house and garden and providing an ideal setting for entertaining or simply relaxing and enjoying the views.

To the first floor, the landing has a built-in airing cupboard and leads to three well-proportioned bedrooms. The principal bedroom overlooks the front garden and benefits from fitted wardrobes with sliding mirrored doors, whilst the two remaining bedrooms enjoy delightful views over the rear garden towards the surrounding countryside. There is also an adapted shower room incorporating a wet room-style walk-in shower, wash basin and WC.





Accommodation Affords:
(Approximate measurements only)

Hall:
5'10" x5'10" (1.8m x1.79m)

Lounge:
17'0" x 10'7" (5.2m x 3.24m)

Kitchen:
8'5" x 8'8" (2.59m x 2.65m)

Dining Room:
9'10" x 7'11" (3m x 2.43m)

Bedroom 1:
10'2" x 11'1" plus wardrobe (3.1m x 3.4m plus wardrobe)

Bedroom 2:
9'0" x 8'11" (2.75m x 2.73m)

Bedroom 3:
7'1" x 8'11" (2.16m x 2.72)

Shower Room:
7'11" x 5'6" (2.43m x 1.69m)



Outside
A substatial front garden, mainly laid to lawn with a variety of mature shrubs. A long driveway provides ample off-road parking for several vehicles and leads to a carport and garage.
The rear garden is arranged over two levels, with a raised paved patio immediately adjoining the rear of the house, accessed directly from the dining/sitting room and providing an ideal area for outdoor seating and entertaining.
Steps lead down to a lower-level gravelled garden with established shrubs, planting areas and a further patio seating area.



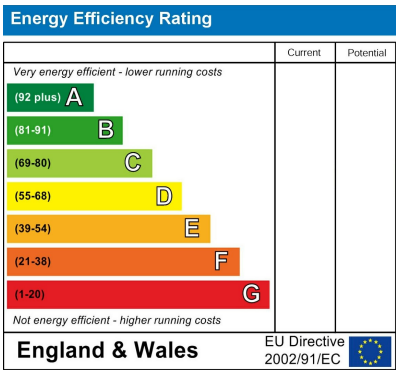
Garage
With timber entrance doors and separate pedestrian access door. The garage benefits from power and lighting, utility meters, plumbing for a washing machine, space for a tumble dryer, wash hand basin and a range of storage cupboards to the rear.

Council Tax:
Band C.

Viewing Llanrwst
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.



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.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI