



Rhianfa, 22 Maes Mawr
Llanrwst LL26 0HW



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Llanrwst LL26 0HW

£355,000

A beautifully maintained 4 Bed Detached Family Home in a convenient position on the outskirts of the town centre, enjoying open views towards the surrounding hills.

VIEWING HIGHLY RECOMMENDED

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

This immaculately presented detached residence has been lovingly cared for and enjoyed by the same family for over 40 years, and offers generous, well-planned accommodation throughout. Ideally located within easy walking distance of the local school, leisure centre and town centre amenities.

The accommodation briefly comprises a welcoming entrance hall, comfortable lounge and rear conservatory, well-appointed kitchen and dining area provides a practical and sociable space for everyday family life. Four well-proportioned bedrooms, all enjoy good natural light, together with a family bathroom. A useful attic room, accessed via a drop-down ladder, provides excellent additional space suitable for storage or recreational use.

Standing within beautifully maintained gardens which are a particular feature of the home. The front garden is attractively landscaped and enjoys a pleasant outlook towards the surrounding hills, while the rear garden provides a private, low-maintenance outdoor space with patio seating areas.

The property further benefits from double glazing and central heating throughout. A covered carport provides convenient off-road parking, while the former garage has been cleverly converted to provide a utility area and workshop, together with a useful external WC.



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.

Front Entrance

Covered front entrance with timber and glazed door and side panelling leading to:

Reception Hall

Turn staircase leading off to first floor level, radiator, understairs storage cupboard. Door leading to Lounge.

Lounge 12'0" x 18'8" (3.66m x 5.69m)

Feature fireplace surround with coal effect gas fire, marble hearth, timber mantel over, TV point, uPVC double glazed window overlooking front with open aspect and views towards surrounding hillsides, enjoying a sunny Southerly aspect, coved ceiling, double panel radiator, twin uPVC double glazed doors leading through to rear Conservatory.

Conservatory 9'4" x 7'2" (2.85m x 2.2m)

Engineered oak flooring, radiator, uPVC double glazed windows, polycarbonate roof, French door leading onto rear garden, wall lights.

Kitchen/Dining/Sitting Room 18'9" x 9'10" (5.72m x 3.0m)

Kitchen - fitted range of modern base and wall units with complementary worktops, single drainer sink with mixer tap, stainless steel oven, four ring gas hob, stainless steel splashback, concealed filter extractor above, integrated fridge, wall mounted display cupboards with glazed frontage. uPVC double glazed window overlooking rear, wall tiling, uPVC double glazed door leading to outer porch. Peninsula base units sub dividing from dining and sitting area. Feature focal fireplace surround with electric fire, laminated timber effect flooring, double panel radiator, telephone point, TV point, coved ceiling, uPVC double glazed window overlooking front enjoying an open aspect with views to surrounding hillsides. Rear entrance porch with Terrazzo tiled floor, uPVC double glazed windows and door leading to covered rear entrance and car port.



First Floor

Turn staircase with mid-level uPVC double glazed window overlooking rear.

First Floor Landing

Radiator, access to roof space with drop down ladder and converted attic room with flooring. Built-in linen cupboard housing Worcester combi boiler for central heating and hot water, slatted shelving.

Bedroom 1 11'11" x 8'7" (3.65m x 2.64m)

Twin aspect, uPVC double glazed windows enjoying extensive views to surrounding hillsides, radiator.

Bedroom 2 11'11" x 9'8" (3.64m x 2.96m)

Twin aspect, uPVC double glazed windows overlooking rear and side elevation, radiator.

Bedroom 3 9'10" x 9'2" (3.0m x 2.81m)

uPVC double glazed window overlooking rear with views over stream and towards hillsides, radiator, vanity washbasin with mirror above.

Bedroom 4 9'2" x 6'11" (2.81m x 2.11m)

(extending to 2.76m into wardrobe recess)
uPVC double glazed window overlooking front enjoying views, radiator.

Shower Room 6'4" x 5'5" (1.95m x 1.66m)

Fully tiled walls, walk-in shower with glazed screen and rainfall style shower head, vanity washbasin, low level w.c. uPVC double glazed window overlooking front.

Outside:

The property stands within beautifully maintained gardens to both the front and rear, with well-established flower borders, shaped lawns and a greenhouse. The rear garden enjoys a good degree of privacy and provides attractive seating areas for outdoor enjoyment.

To the side there is a carport together with a former garage now arranged as a utility and workshop (approximately 4.55m x 3.18m maximum) fitted with power and lighting, hot and cold water supply, sink unit, plumbing for an automatic washing machine, space for a dryer and fridge freezer, built-in cupboards, and a separate WC with low level suite.



Services

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

Viewing

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

Conwy County Borough Council tax band - D

Directions

From the Agent's Office, proceed along the A470 out towards Betws y Coed, at the former Birmingham Garage turn left by the toll house and immediately right up Nebo Road and Number 22 will be viewed on the right hand side occupying a prominent corner plot with attractive surrounding gardens.



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

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