

5 High Street

Ysbyty Ifan LL24 0NP

£136,500

A charming 2 bedroom inner-terraced stone cottage, conveniently situated in the heart of the village and ideally suited to a first-time buyer.





The cottage has been re-roofed and benefits from UPVC double glazing. The accommodation comprises a welcoming lounge featuring an attractive inglenook-style fireplace with a multi-fuel stove, together with a fitted dining kitchen. To the first floor are two bedrooms and a shower room.

Outside, there is unrestricted parking to the front and an enclosed garden to the rear, providing a pleasant outdoor seating area. A delightful traditional cottage combining character and convenience in a central village location.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location



The Accommodation Affords:

(Approximate measurements only)

Ground Floor

Composite double glazed front door leading to Lounge.

Lounge

13'1" x 11'9" (4.0m x 3.59m)

Feature inglenook style fireplace surround with raised hearth, slate lintel, cast iron multi-fuel stove, telephone point, uPVC double glazed window overlooking front, open tread staircase leading off to first floor.

Breakfast Kitchen

10'10" x 7'1" (3.31m x 2.17m)

uPVC double glazed window and door to rear elevation, base and wall cupboards with complementary worktops, electric cooker point, single drainer sink with mixer tap, wall tiling, meter cupboard.



First Floor

Small landing.

Bedroom 1

11'1" x 8'3" (3.4m x 2.52m)

uPVC double glazed window overlooking front, built-in linen cupboard and wardrobe.

Bedroom 2

9'5" x 6'0" (2.88m x 1.85m)

uPVC double glazed window overlooking rear, plumbing for automatic washing machine.



Shower Room

Three piece suite comprising; corner shower enclosure, electric shower, pedestal wash handbasin, low level w.c. ladder style chrome heated towel rail, tiled floor.



Outside

Rear garden with rear access, brick built outside store shed.

Services

Mains water, drainage and electricity 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

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.

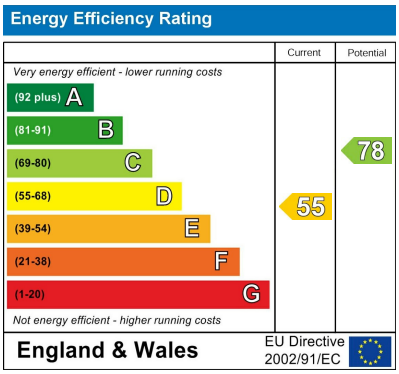
Council Tax

Band- C

Directions

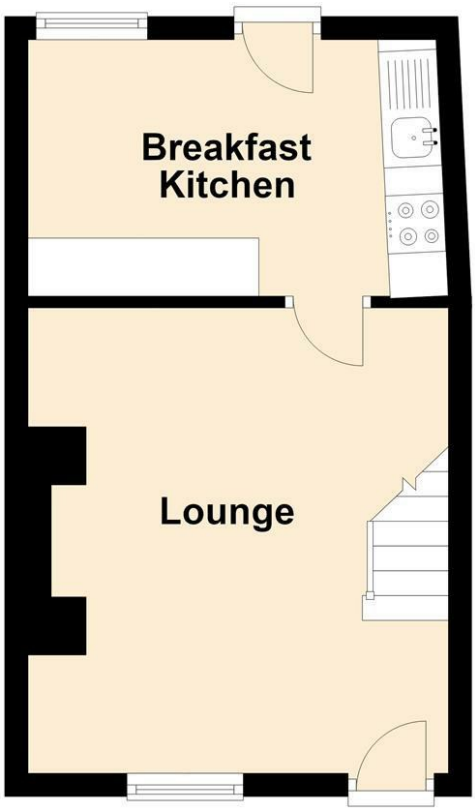
Proceed from the A5 towards Ysbyty Ifan, on approaching the village turn left and over the stone bridge and the property will be viewed immediately in front of you, a terrace of cottages.





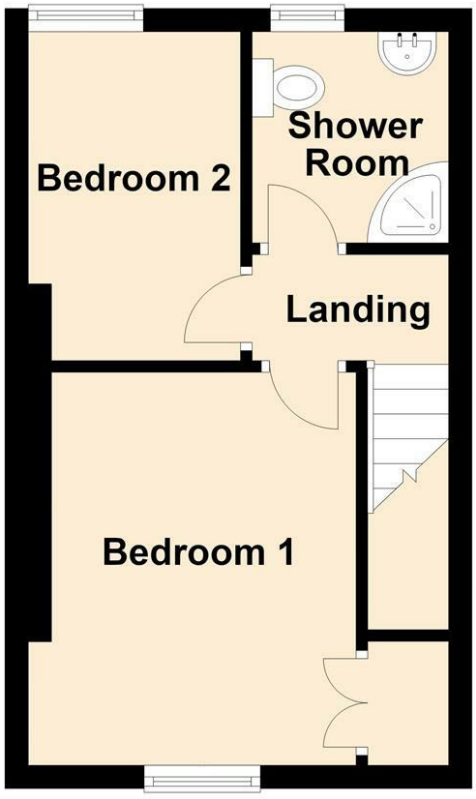
Ground Floor

Approx. 22.7 sq. metres (244.2 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.5 sq. feet)



Total area: approx. 45.5 sq. metres (489.7 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 option must be treated as given on the same basis as these particulars.

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