



Oak View Watling Street

Llanrwst LL26 0LS

£169,950

A traditional inner terrace Victorian house occupying a convenient town centre setting close to local school, shops, swimming pool and Gwydir Park.

Character home which retains many original features including sash windows, picture rails and Minton style flooring.

Affording Entrance Hall, Lounge, Dining Room, Kitchen, Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom.

Gas central heating, rear courtyard/hardstanding for parking. Ideal first time or investment purchase.



Tel: 01492 642551

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



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.

Accommodation:

The accommodation affords: (approximate measurements only)

Entrance Hallway:

Decorative tiled flooring; radiator; cloak hooks; stairs leading off; doorway leading through to:

Lounge:

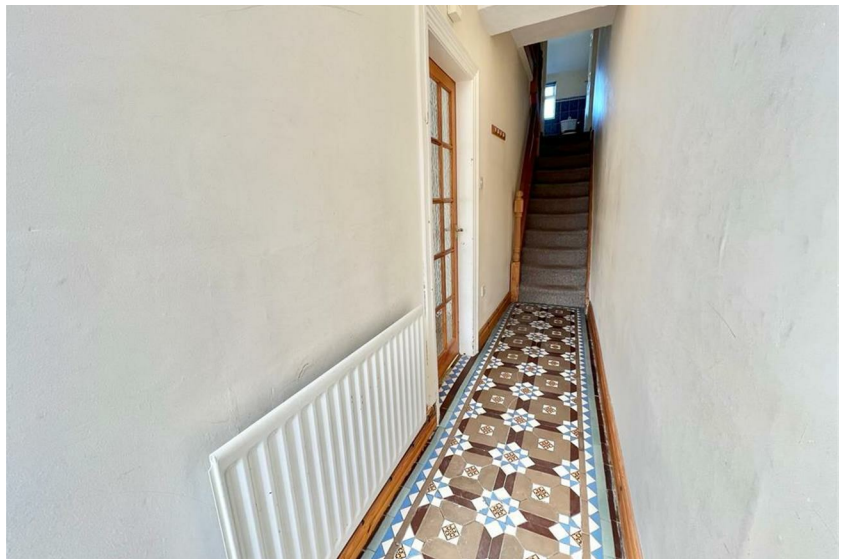
12'5" x 11'7" (3.81m x 3.55m)

Wall lighting; coved ceiling; feature fireplace with marble surround and wooden mantle piece; bay sash window overlooking front aspect; shelving; electrical meter housed in cupboard; TV point; wooden flooring; radiator; double doors leading through to:

Dining Room:

11'10" x 10'0" (3.61m x 3.06m)

Sash window overlooking rear; radiator; understairs storage; wall mounted boiler housed in recess alcove cupboard.



Kitchen:

10'0" x 8'11" (3.05m x 2.73m)

Fitted range of base and wall units; single drainer stainless steel sink with mixer tap; uPVC double glazed window; four ring gas hob with integrated extractor hood overhead; integrated oven; plumbing for dishwasher/washer; wall tiling; radiator; door leading to outside.

First Floor

Landing:

Large airing cupboard.

Bedroom 1:

11'6" x 8'5" (3.52m x 2.58m)

Sash window overlooking rear; built-in wardrobe; radiator.

Bedroom 2:

12'0" x 8'2" (3.66m x 2.49m)

Sash window and radiator.

Bedroom 3:

8'10" x 6'9" (2.71m x 2.06m)

Sash window and radiator.

Bathroom:

9'5" x 9'0" (2.88m x 2.75m)

Pedestal wash basin; shelving; wall mounted mirror and shaving light; panelled bath; uPVC frosted window; low level WC; radiator; shower enclosure; decorative wall tiling.

Outside:

Rear courtyard area.

Services:

Mains gas, water, electricity and drainage.

Directions:

Continue through Llanrwst head down Denbigh Street, turn right onto Watling Street continue down Watling Street for approximately 200 yards and the property is on your left.

Council Tax Band:

Band 'C' - Conwy Borough County Council

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.



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



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

Plan produced using PlanUp.

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 or 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.

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>

