Afallon 5 John Street

Llanrwst LL26 0DR

£195,000

A deceptively spacious 3 bedroom family home in popular convenient location within level walking distance of town centre and other local amenities.

Tenure - Freehold. EPC rating- D. Council Tax Band - C

Well maintained, spacious home with benefit of rear conservatory, garden, central heating and double glazing. Located in a quiet no through road. Affording reception hall, living room, rear sitting room, kitchen, conservatory and dining area, spacious landing, bedroom 1, bedroom 2, bedroom 3, bathroom. Boarded and insulated attic with Velux window providing storage or additional ancillary space. Private rear garden and seating area, parking available to front of property.

Viewing Recommended

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

IWAN M WILLIAMS
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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.

The Accommodation Affords:

Approximate Measurements Only

Covered Entrance:

With UPVC double glazed front door leading to:

Reception Hall:

With Stair case leading off to First Floor Level. Telephone point, radiator, stripped timber doors leading off to:

Living Room:

12'11" x 12'11" (3.93 x 3.93)

With UPVC double glazed bay window overlooking front of property, feature corner fire place with raised hearth and pebble effect electric fire and over mantel, coved ceiling, T.V point, dimmer switch. Leading through to:

Rear Sitting Room:
14'0" x 13'11" (4.27 x 4.25)
Built-in alcove storage cupboards and overhead display with shelving, coved ceiling, double panelled radiator,newly fitted feature fireplace surround with inset gas fire , sliding glazed window overlooking rear conservatory, under stair storage cupboard with shelving, light connected, archway leading through to:

Rear Kitchen:
8'10" x 7'2" (2.7 x 2.19)
Fitted range of modern of base and wall units with complimentary work tops, four ring gas hob, canopy extractor above, stainless steel splash back, single drainer sink with mixer tap, plumbing for automatic washing machine, UPVC double glazed window overlooking rear, recess for microwave, radiator, boxed in electric meter cupboard, stable timber and glazed door leading through to:

Dining Conservatory:
8'0" x 8'7" (2.43 x 2.62)
UPVC double glazed windows and door, perspex roof, wall lights, overlooking rear garden with open aspect and enjoying a lovely sunny aspect

First Floor Level:
Spacious Landing with access to roof space and radiator.

Bathroom:
7'2" x 8'10" (2.18 x 2.7)
3 Piece suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level W.C, wall tiling, radiator, access to roof space, Built in cupboard housing new (2025) 'Vaillant' combi boiler, UPVC double glazed window overlooking rear.

Bedroom1 :
14'6" x 10'11" (4.42 x 3.32)
UPVC double glazed window overlooking rear, radiator, telephone point, T.V point.

Bedroom 2:
13'1" x 8'10" (4. x 2.68)
UPVC double glazed window overlooking front, with open aspect and views, radiator. Telephone and T.V Point

Bedroom 3:
8'1" x 9'10" (2.46 x 3)
UPVC double glazed window overlooking front with open aspect and views, radiator. Telephone and T.V Point

Off Landing:
Slingsby drop down ladder leading to:

Large Attic Room:

14'10" x 9'2" (4.51 x 2.8)

Velux double glazed window, light available and all been quilthermed with insulation panels and boarded for storage.

Outside:

Patio seating area; established plants and shrubs.
Unrestricted parking to front of property

Services:

Mains water, electricity, gas and drainage connected

Viewing:

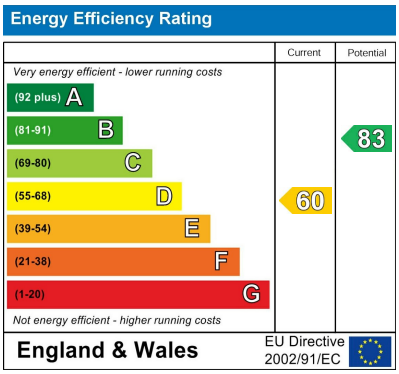
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Council Tax:

Council Tax Band C

Proof of I.D:

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.



All measurements are approximate and for display purposes only

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

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