

28 Cae Person

Llanrwst LL26 0HT

£142,500





A well-presented two bedroom semi-detached home occupying a generous corner plot within a quiet cul-de-sac on the outskirts of the town, enjoying an open outlook to the rear across adjoining countryside.

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

Conveniently located for local schools, shops and a wide range of everyday amenities, the property offers an excellent opportunity for first time buyers, young families or those seeking an investment property.

The accommodation benefits from gas fired central heating and double glazing throughout and briefly comprises: entrance hall, comfortable lounge and a fitted kitchen/dining room to the ground floor. To the first floor are two well-proportioned double bedrooms together with a family bathroom.

Attractive corner position with a hardstanding to the front providing off-road parking. To the rear is a particularly generous enclosed garden, mainly laid to lawn with paved seating areas, timber garden shed and ample space for children to play or for further landscaping.

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IWAN M WILLIAMS
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Location

A conveniently situated home offering spacious outdoor space, off-road parking and pleasant views, all within easy reach of the town centre and local 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)

Reception Hall

Balustrade staircase leading off to first floor level, understairs storage cupboard, picture rail, cloaks hooks, radiator, uPVC double glazed front door.

Breakfast Kitchen

8'5" x 9'2" (2.57m x 2.8m)
Base and wall units, single drainer sink with mixer taps, complementary worktops, radiator, gas cooker point, wall mounted gas central heating boiler.



Lounge

12'2" x 10'11" (3.71m x 3.33m)
Double panel radiator, uPVC double glazed window overlooking rear, TV point, picture rail, understairs storage cupboard with shelving and space for freezer, telephone point.

Rear Entrance Porch
uPVC double glazed door leading to outside rear.

First Floor
uPVC double glazed window overlooking side.

Bathroom
Panelled bath with shower above, shower screen, low level w.c. pedestal wash handbasin, radiator.

Bedroom 1
10'9" x 12'5" (3.3m x 3.8m)
Built-in wardrobes, double panel radiator, uPVC double glazed window overlooking front, cast iron fireplace surround.

Bedroom 2
11'0" x 8'5" (3.36m x 2.59m)
Built-in airing cupboard, uPVC double glazed window overlooking rear, radiator.

Outside
The property occupies a spacious corner plot at the end of a cul-de-sac, hardstanding at front of property, side access leading to a substantial private rear garden with patio area, grassed gardens, timber shed.

Services
Mains water, electricity, gas and drainage are connected to the property.

Viewing Llanrwst
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

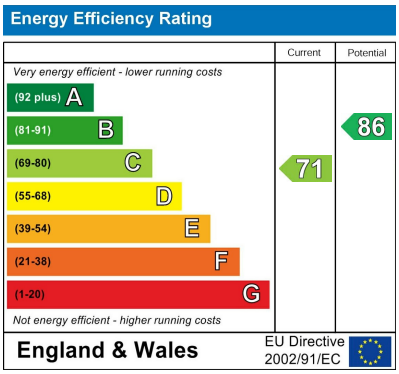
Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such 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.

Directions
Proceed from the Agent's office up Denbigh Street, turn right into Schoolbank Road, continue past the new development on the left hand side and take a left into Cae Person and the property will be viewed at the far end on the right hand side.









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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