



Hengoes Parry Road

Llanrwst LL26 0DG

£227,500

An immaculately presented, spacious 3 bedroom semi detached house in convenient location within level walking distance of the town centre and all local amenities.

Improved and re-furnished family home with the benefit of brick paved driveway, side enclosed courtyard style garden, large twin garage, modern kitchen and bathroom.

Affording: Covered front entrance, small entrance hall, lounge and dining room, breakfast kitchen, utility room, cloakroom, landing, bedroom 1, bedroom 2, bedroom 3, 4 piece modern bathroom.

Gas fired central heating and double glazing. Large twin car garage.

Viewing highly recommended.



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.

The Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance:
Leading to:

Entrance Hall:

Staircase leading off to first floor level; picture rail; double panelled radiator.

Lounge and Dining Room:

14'3" x 15'11" (4.35m x 4.86m)

Feature recessed contemporary log effect electric fire; oak flooring; TV point; picture rail and coving. uPVC double glazed window overlooking front of the property. 15 unit glazed door leading to:

Rear Breakfast Kitchen:

15'5" x 10'9" (4.72m x 3.3m)

Newly fitted range of base and wall units with complementary worktops; integrated stainless steel oven; four ring gas hob with filter extractor above; integrated dishwasher; space for American fridge; breakfast bar with cupboards below; understairs storage cupboard; mosaic tiling; uPVC double glazed window overlooking rear.



Utility Room:

8'1" x 5'11" (2.48m x 1.82m)

Fitted base and wall units; plumbing for automatic washing machine; space for dryer; wall units housing combi central heating boiler; uPVC double glazed rear door.

Cloakroom:

Concealed cistern W.C; contemporary wash basin and wash stand; heated towel rail; extractor fan.

First Floor

Landing:

Built in linen cupboard; access to roofspace.

Bedroom 1:

13'8" x 9'6" (4.17m x 2.91m)

Radiator; picture rail; built-in wardrobes along one wall; uPVC double glazed window to front.

Bedroom 2:

8'0" x 12'10" (2.46m x 3.92m)

uPVC double glazed window overlooking rear enjoying open aspect and views. radiator; built-in wardrobes along one wall.

Bedroom 3:

9'10" x 9'6" (3m x 2.91m)

Radiator; uPVC double glazed window to front; picture rail.

Bathroom:

Modern suite comprising large shower enclosure with tinted glass and sliding door; fully tiled surrounds; panelled bath; concealed cistern W.C; vanity wash basin; ladder style heated towel rail; uPVC double glazed window to rear; inset lighting.

Outside:

Small walled garden area to front and rear; side enclosed courtyard style garden, mainly flagged with seating area; brick paved driveway providing parking.

Garage:

Large twin car garage with two up and over doors; side personal door; power and light connected.

Services:

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

Directions:

From the town centre, continue along Station Road in the direction of Llandudno, turn right by the Meadowsweet Hotel/Y Dolydd into Parry Road and the property will be viewed immediately on the left hand side.

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.

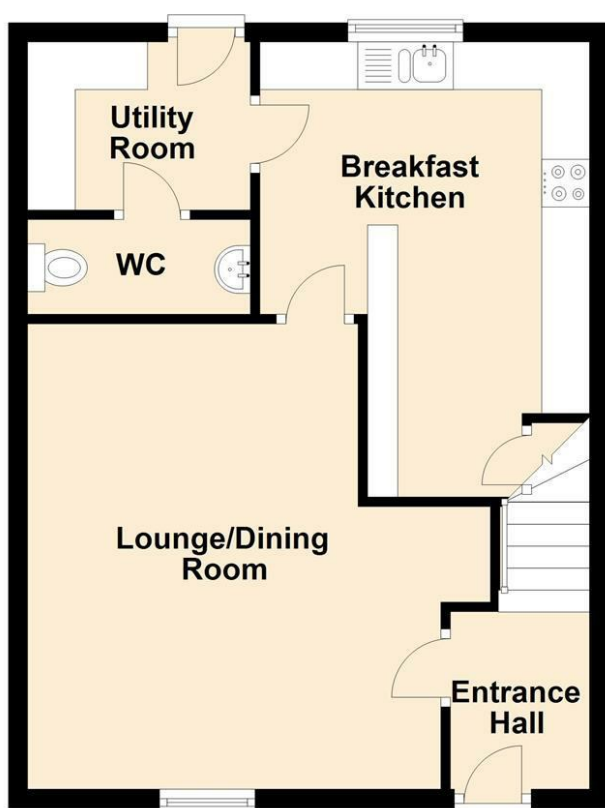
Council Tax:

Band: C.

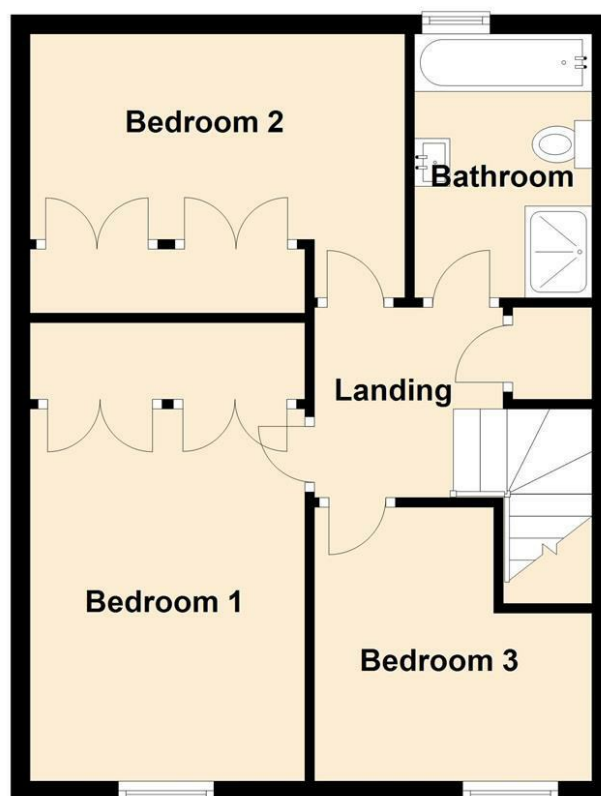


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



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 opinion must be treated as given on the same basis as these particulars.

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