



7 Parc Aelas

Llangernyw LL22 8PJ

£255,000

A beautifully presented detached three bedroom family home situated within a quiet cul-de-sac of similar style properties, occupying an attractive setting on the outskirts of the village

Tenure: Freehold. EPC - D. Council Tax Band - D.

The property has been well cared for over the years and offers spacious, comfortable family accommodation with the benefit of uPVC double glazing and electric and solid fuel heating. Features include a welcoming reception hall, cloakroom, lounge/dining room with multi-fuel stove, fitted kitchen, rear sun lounge.

To the first floor there is a half landing with access to the study which is located over the garage, three bedrooms and a family bathroom.

Outside, the property enjoys established lawned gardens to both the front and rear, together with driveway parking and an integral garage.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

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



Location

The village is popular and offers local amenities including a shop, public house and school, all within walking distance. The location also provides convenient access to the surrounding countryside and wider Elwy Valley area.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

uPVC double glazed front door and window leading to Reception Hall with double panel radiator, exposed timber flooring, staircase leading off to first floor level, coved ceiling, night storage heater, understairs storage cupboard. Staircase leading up to first floor level.



Downstairs Cloak Room

Wash basin, w.c. cloak hanging hooks.

Lounge / Dining Room

20'10" x 14'6" (reducing to 11'4" in dining area)
(6.36m x 4.44m (reducing to 3.47m in dining area))

Living room with feature deep recessed fireplace housing multi-fuel stove with back boiler for central heating and hot water, exposed timber flooring, night storage heater, radiator. Rear dining area; radiator, French doors leading onto rear garden, doorway leading to Kitchen.



Kitchen

9'0" x 8'10" (2.75m x 2.7m)

Fitted base and wall cupboards with complementary worktops, electric cooker point, concealed filter extractor above, radiator, single drainer sink with mixer tap, uPVC double glazed window overlooking rear, telephone point, space for fridge, plumbing for dishwasher. Built-in understairs pantry cupboard with shelving. Timber and glazed door leading through to rear Sun Lounge.



Rear Sun Lounge

14'5" x 9'6" (4.4m x 2.91m)

Feature log burning stove, recessed book shelving, timber flooring, twin timber and glazed French doors leading onto rear garden.

Integral Car Garage

10'2" x 15'7" (3.1m x 4.75m)

Power and light connected.

First Floor Level

At half landing there is access to a Study Room (3.3m x 1.73m) located above the Garage with night storage heater, skylight window.

Main Landing

Access to roof space.

Bedroom 1

10'11" x 11'0" (3.35m x 3.36m)

Radiator, uPVC double glazed window overlooking front, timber flooring.

Bedroom 2

11'4" x 9'7" (3.47m x 2.94m)

uPVC double glazed window overlooking rear enjoying open views, night storage heater, recessed shelving and storage.

Bedroom 3

9'7" x 7'9" maximum (2.93m x 2.37m maximum)

'L' shaped, recessed storage cupboard, radiator, uPVC double glazed window to front.



Bathroom

6'6" x 5'6" (2.0m x 1.68m)

Three piece suite comprising; panelled bath with shower above, pedestal wash handbasin, low level w.c. radiator, wall tiling, uPVC double glazed window, built-in airing cupboard with cylinder and immersion heater.

Outside

Driveway providing ample off road parking, lawned front garden with established shrubs and plants, attractive private rear garden, mainly laid to lawn with outside patio and seating area.



Services

Mains water, electricity and drainage are connected to the property, night storage heaters and solid fuel central heating, water meter.

Viewing

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

Proof Of Funds

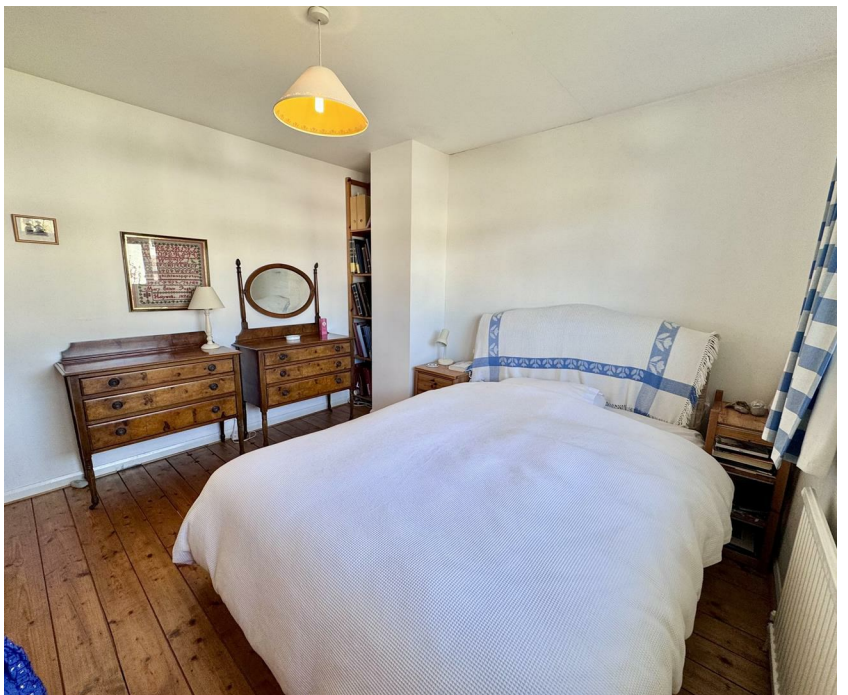
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

Directions

Proceed along the B5318 from Llanrwst to the village of Llangernyw and on approaching the village, take a left into Parc Aelas and No. 7 will be viewed on the left hand side.

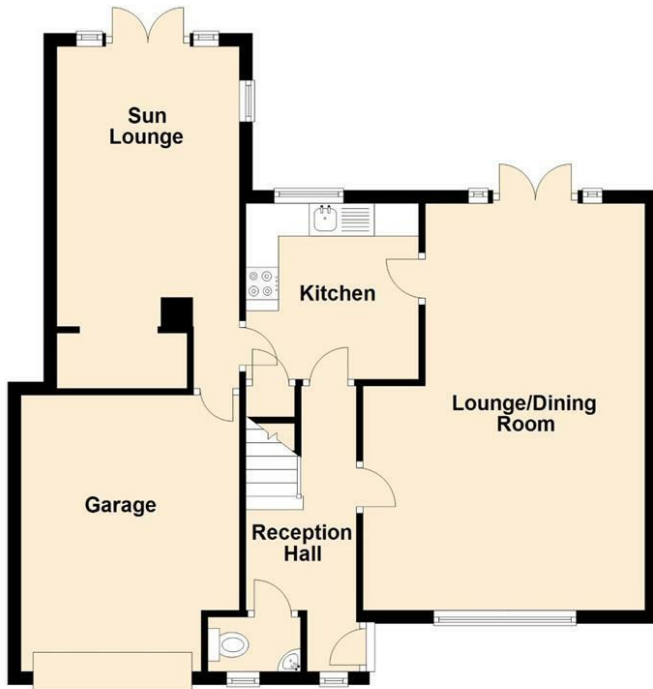




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 69.8 sq. metres (751.2 sq. feet)



First Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



Total area: approx. 114.6 sq. metres (1234.0 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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