



Flat 1, Gate Mews

Llanrwst LL26 0LB

£79,950

A well-presented first floor studio apartment offering open plan living in the heart of this historic market town, enjoying views overlooking the town square.

Tenure - Leasehold. EPC rating- C. Council Tax Band - A

This appealing town centre property is ideally positioned above a row of character shops in a prominent stone-fronted building and offers stylish, low-maintenance accommodation, perfect for a first-time buyer or investment purchase.

Accessed via a shared rear staircase, the apartment comprises a spacious open-plan living space featuring a comfortable lounge area with bay window, a dining space, and a neatly fitted kitchen with a range of modern units and integrated oven and hob. The bedroom is thoughtfully partitioned to provide a sense of privacy while maintaining an open and airy feel throughout. A contemporary bathroom with over-bath shower completes the layout.

The property benefits from gas central heating and uPVC double glazing and has been tastefully updated to offer comfortable and practical living space.



Tel: 01492 642551

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





Location

Situated right in the centre of Llanrwst, it offers immediate access to shops, cafes, and local amenities, as well as excellent transport links and beautiful riverside and woodland walks nearby.

The Accommodation Affords:
(Approximate measurements only)

Small entrance lobby

Small entrance lobby with front door leading to Flat 1.

Entrance Hall

Radiator.

Kitchen:

10'9" x 7'4" (3.3m x 2.25m)

Fitted base and wall units with complementary worktops, inset sink and mixer tap, integrated oven, hob and filter extractor above. space for fridge, plumbing for washing machine, wall tiling and a coved ceiling.

Lounge and Dining room

14'1" x 11'1" (4.3m x 3.4m)

Laminated timber effect floor. Bay window overlooking front of property, wall mounted TV point, built-in electric meter, recess storage and shelving, inset spot lighting. Views overlooking the town square.



Dining Area

Vertical contemporary radiator.

Bedroom

9'6" x 8'6" (2.9m x 2.6m)

Partitioned off from lounge - timber effect flooring, folding door and wall mounted TV point.

Bathroom

7'3" x 7'0" (2.23m x 2.15m)

Three piece suite comprising a panelled bath with shower above, shower screen, low level WC, vanity wash basin, wall mounted medicine cabinet, heated towel rail.

Outside

Located within the complex of small mews style properties with a mixture of shops and flats, wrought iron staircase leads up to a small outside landing area which could be used communally as a small sitting area.

Services

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

Tenure

The property is leasehold with approximately 200 years remaining. Please ask the agents for further details as there is a new lease currently being created.

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.

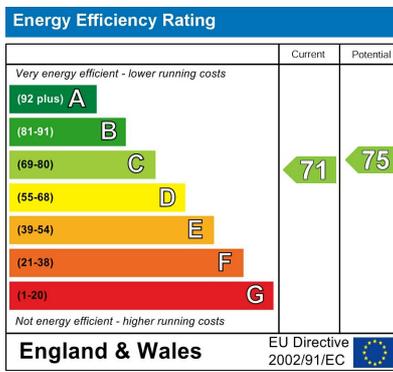
Council Tax Band

Conwy County Borough Council tax band - A

Directions

Located within the town Centre of Llanrwst.





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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