4 Owens Terrace

Llanrwst LL26 0LU

£89,500

A traditional end-of-terrace stone cottage situated in a convenient town centre location, offering excellent potential for refurbishment.

Local occupancy restriction applies.

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

This character property benefits from double glazing and gas central heating (not tested), and is ideally suited for first-time buyers, investors or those seeking a retirement home. One of four in a terrace of attractive stone-fronted dwellings, and features a small cottage-style garden to the rear. Parking is available on a first-come, first-served basis nearby.
Located within level walking distance of the town centre and its amenities, the property offers both convenience and opportunity.

Enclosed rear yard/garden area offering scope for improvement and outdoor seating.

Tel: 01492 642551
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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)

Entrance Lobby

Front door, staircase leading off to first floor level.

Lounge/Dining Room

16'4" x 10'3" (5.0m x 3.13m)

Feature fireplace surround, radiator to front and rear, sealed unit double glazed windows, walk in understairs storage cupboard, electric and gas meters.

Kitchen

8'5" x 6'6" (2.58m x 1.99m)

Base and wall units with complimentary worktops, gas and electric cooker point, space for washing machine and fridge, single drainer sink, extractor fan, sealed unit double glazed window overlooking rear, double glazed rear door.

First Floor Landing

Access to roof space.

Bedroom 1

9'10" x 8'6" (3.0m x 2.61m)

Double glazed window overlooking front of property, radiator, built in wardrobe.

Bedroom 2

7'5" x 7'3" (2.27m x 2.22m)

Built in cupboard housing Worcester central heating boiler, radiator, double glazed window overlooking rear.

Bathroom

Three piece suite comprising panelled bath with shower above, low level w.c. wash basin, Velux style double glazed window, radiator.

Outside

The property has a small forecourt area to front, at the rear there is a communal first come first served parking for the 8 cottages (which is not in ownership). Enclosed small rear garden.

Services

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

Viewing

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

Proof Of Funds

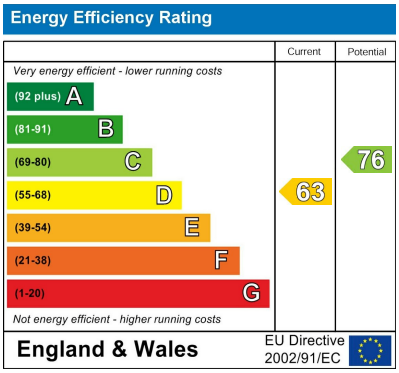
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport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

Directions

Proceed from the Agent's office, turn right down Watling Street and continue right to the very end, just before Church House, turn right up a small alleyway and immediately right, and Owen's Terrace will be viewed on the left hand side at the rear.

Agent's Note

Please note that this property is subject to a local occupancy restriction, Any potential purchasers must currently live or work within the Conwy County or within a 30 mile radius of the property address. Please ask for further details.



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

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