



Flat, 8 Denbigh Street

Llanrwst LL26 0LL

£137,500

Beautifully presented 2 storey maisonette in convenient town centre setting with attractive roof top garden enjoying sunny aspect and views.

VIEWING RECOMMENDED.

Tenure - Leasehold. EPC Rating C. Council Tax Band B.

This conveniently situated home offers well proportioned accommodation with its own independent access at ground floor level. Beautifully presented, modernised and improved by present owners with uPVC double glazing, gas central heating, modern kitchen and bathroom.

Affording: Ground floor entrance hall and stairs to first floor landing, open plan living and dining room, kitchen, bathroom, 2 double bedrooms and roof top balcony/garden. Convenient for all local amenities within the town centre.

Ideal first time buy.



Tel: 01492 642551

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



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



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
Timber and glazed front door leading to:

Entrance Hallway:
Radiator; understairs storage and cloaks cupboard; solid timber flooring; staircase leading up to first floor level.

Landing:
Further staircase leading up to second floor level; built-in cupboard; radiator.

Open Plan L- Shaped Living and Dining Room
10'8" extending to 17'1" by dining area 20'3" (3.26 extending to 5.21 by dining area 6.19)

Living Room
Two uPVC double glazed sash style windows overlooking front of the property; TV point; two double panelled radiators.

Dining Area
Radiator; telephone and TV point.



Kitchen

10'11" x 9'7" (3.35 x 2.94)

Fully fitted range of modern base and wall units with complementary worktops; single drainer sink with mixer tap; plumbing for automatic washing machine and dishwasher; attractive wall tiling; integrated stainless steel oven and four ring gas hob with canopy stainless steel extractor hood above; space for fridge freezer; pull out draw units; radiator; tiled floor; wall mounted 'Baxi' central heating boiler for central heating and hot water; inset spotlighting; uPVC double glazed window overlooking rear.

Bathroom

7'0" x 5'10" (2.15 x 1.8)

Slightly raised panelled bath with mixer shower and shower screen; pedestal wash hand basin; low level W.C; ladder style heated towel rail; uPVC double glazed window overlooking rear; fully tiled walls and floor.

Second Floor - Landing:

UPVC double glazed window overlooking rear and uPVC double glazed door leading onto rear rooftop garden.

Bedroom 2:

10'9" x 10'5" (3.29 x 3.2)

uPVC double glazed sash window overlooking front; radiator; access to roofspace.

Bedroom 1:

16'11" x 9'3" (5.16 x 2.82)

Sash double glazed window overlooking front; uPVC double glazed window overlooking rear with views over rooftop to surrounding hillsides; two radiators; built-in storage cupboard.

Outside:

The property benefits from an attractive roof top garden enjoying a southerly aspect with views down the Conwy Valley, Gwydir Forest and surrounding hillsides. Timber decked seating area for 'Al Fresco Dining', external power and water supply onto rooftop garden available.

Tenure:

Leasehold - Remainder of 99 year lease. Full details available shortly.

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@iwanmwilliams.co.uk

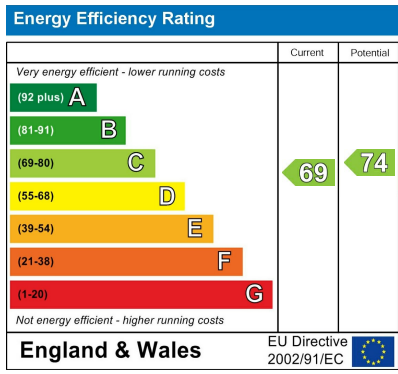
Proof Of Funds

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 - B





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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