

30 Maes Melwr

Llanrwst LL26 0RY

£245,000

A well-presented two-bedroom semi-detached bungalow occupying an attractive corner plot within a popular residential estate, enjoying a level position on the outskirts this traditional market town.

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





This appealing home offers comfortable accommodation, with a practical layout and well-proportioned rooms throughout. A spacious conservatory provides valuable additional living space, creating a pleasant setting for relaxing, entertaining or enjoying the outlook over the landscaped gardens.
The property also benefits from uPVC double glazing and central heating.

The corner position provides an attractive setting, with landscaped gardens offering a variety of areas for sitting out and enjoying the surroundings. A private driveway affords off-road parking and leads to a single garage, providing further parking or useful storage.

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Location

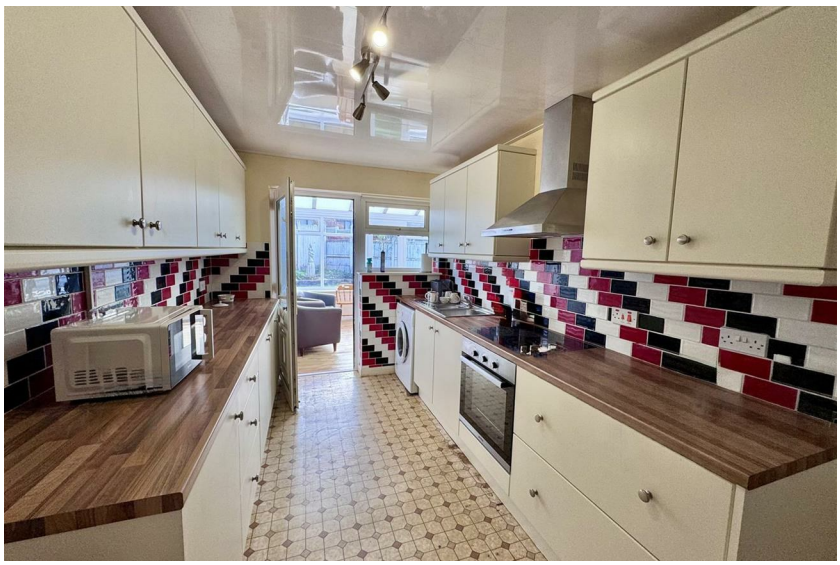
A particularly appealing bungalow for purchasers seeking a well-maintained home with manageable accommodation, attractive outdoor space and the convenience of single-storey living.

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.

Accommodation

Covered entrance with a UPVC double-glazed front door opens into a spacious reception hall, with built-in cloaks and storage cupboard.
The spacious lounge features a freestanding fireplace, radiator and UPVC double-glazed window overlooking the front of the property.
The breakfast kitchen is fitted with a range of wall and base units and appliances include an integrated oven, four-ring hob with extractor above and an integrated freezer, together with space for a fridge freezer and plumbing for a washing machine.
A door leads into the generous glazed conservatory, which overlooks the rear garden and enjoys a sunny aspect, providing an inviting additional sitting area.
From the main hallway, doors lead to two double bedrooms. One overlooks the front and benefits from fitted wardrobes, whilst the second accommodates a freestanding double wardrobe.
The bathroom is fitted with a three-piece suite.





The Accommodation Affords:
(Approximate measurements only)

Entrance Hall:

Inner Hallway:

Lounge:
14'1" x 14'6" (4.30m x 4.42m)

Kitchen:
14'0" x 7'10" (4.28m x 2.41m)

Conservatory:
14'11"x 11'4" (4.57mx 3.46m)

Bedroom 1:
10'9" x 9'5" (3.30m x 2.88m)

Bedroom 2:
12'1" x 9'5" (3.70m x 2.88m)

Bathroom:

Outside
The bungalow occupies a corner plot with a driveway providing ample off-road parking and access to a single garage. The gardens have been arranged for ease of maintenance, with artificial lawns, raised beds and planted borders.

Services
Mains water, electricity, water and drainage. Gas fired central heating.

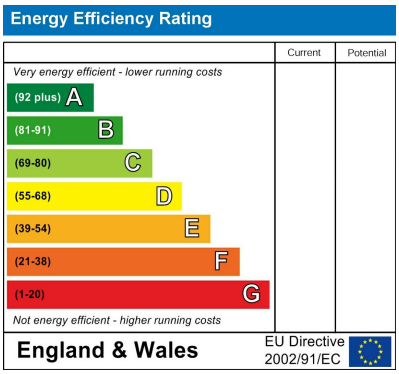
Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such 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 Llanrwst in the direction of Betws y Coed, turn left into Llwyn Brith and immediately right parallel with the A470 into Maes Melwr, take first left and then the property will be situated just on the right.









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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