



4 Victoria Terrace

Llanrwst LL26 0LT

£155,000

A beautifully presented and sympathetically modernised 2 bedroom terraced cottage situated in a tucked away yet convenient position close to the town centre.

VIEWING RECOMMENDED

This delightful home has been tastefully upgraded throughout, combining modern comforts with traditional charm. Benefiting from double glazing, central heating, modern fitted kitchen and contemporary shower room. An ideal home for a first-time buyer, investment purchaser, or those seeking a low-maintenance town centre residence.

- Attractive lounge with feature exposed ceiling beams, slate flooring, and fireplace with log burning stove.
- Modern fitted kitchen with solid wood worktops, Belfast sink, integrated oven and hob, and space for appliances.
- Two bedrooms (main bedroom with cast iron feature fireplace).
- Contemporary shower room with modern suite.



Tel: 01492 642551

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



Location

The property is located within a private, quiet setting just a short walk from the town centre and its range of shops, services, and transport links.

The Accommodation Affords:
(Approximate measurements only)

Lounge

13'1" x 11'10" (4.0m x 3.61m)

Composite double glazed stable front door, staircase leading off to first floor level, tiled floor, electric meters, feature recessed fireplace housing log burning stove, double panel radiator.

Inner Hall

Radiator

Shower Room

7'1" x 3'7" (2.16m x 1.11m)

Contemporary 3 piece suite comprising shower enclosure with electric shower, concealed cistern w.c. wash basin, attractive wall tiling, radiator.

Kitchen

8'5" x 5'11" (2.57m x 1.81m)

Range of base and wall units with solid wood worktops, four ring gas hob, built-in cooker, integrated microwave. Belfast sink, shelving, space for washing machine and fridge. double glazed door and window to rear.



First Floor Landing

Radiator.

Bedroom 1

11'11" x 10'5" (3.64m x 3.2m)

Radiator, built-in wardrobe, cast iron former fireplace surround, access to roof space, wardrobe, uPVC window overlooking front.

Bedroom 2

10'5" x 6'6" (3.2m x 2.0m)

('L' shaped maximum) double panel radiator, double glazed window overlooking rear of property, inset storage cupboard.

Outside

Small rear yard facing onto Owen's Terrace.

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.

Council Tax Band

Conwy County Borough Council tax band - B.

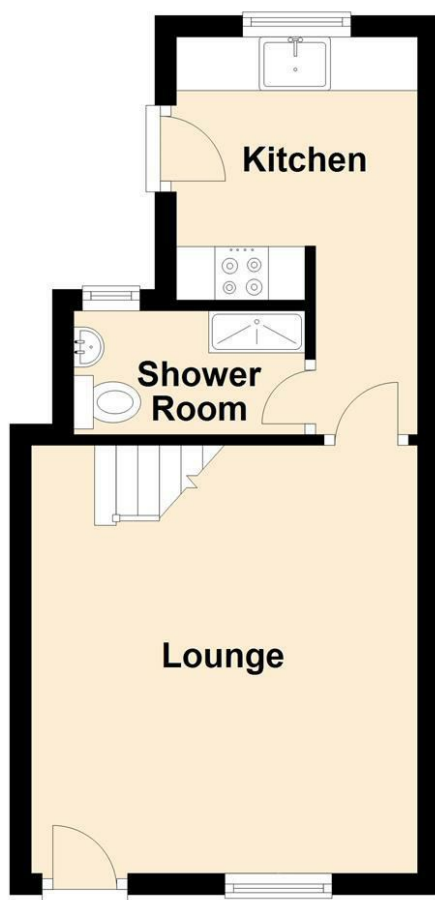
Directions

From the Agent's Office, continue down Watling Street right to the very end, turn right just before Church House down towards Victoria Terrace and the property will be viewed on the right hand side.

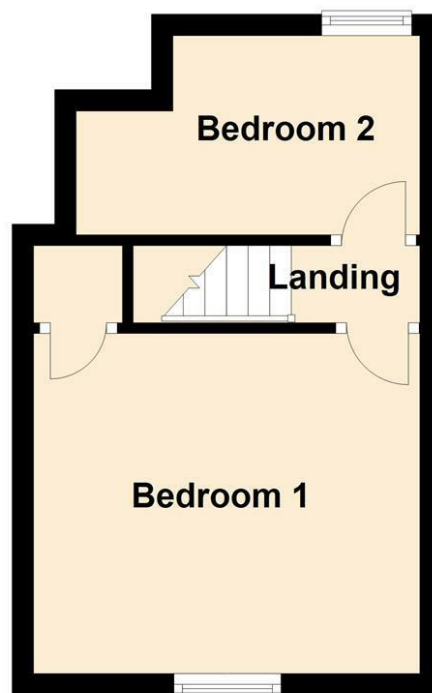


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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