



Cwellyn Watling Street Llanrwst LL26 0LS

£169,950

A spacious and characterful mid terrace house situated in a convenient central location within the historic market town of Llanrwst, close to local schools, park, playing fields, shops and town centre amenities.

Tenure: Freehold. EPC - D. Council Tax Band C

The property has been sympathetically upgraded and modernised, whilst retaining much of its original charm and character. Features include attractive period tiled flooring, exposed brick chimney breasts, feature fireplaces, high ceilings, central heating and double glazing.

The accommodation comprises entrance hall, lounge, dining room and kitchen to the ground floor, with landing, two bedrooms and bathroom to the first floor. To the rear there is a utility area, store room, bike/bin store and a small yard area.

A well presented and appealing home, ideal for first time buyers, young families or those seeking a conveniently located character property in the heart of Llanrwst.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

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





Location

Situated within level walking distance of all shops, train stations, Dr 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)

Hallway

'Minton' style Victorian flooring, cloak hanging hooks, staircase leading off to first floor level.

Lounge

13'0" x 11'6" (3.98m x 3.53m)

Feature recessed brick fireplace surround, coved ceiling, bay window overlooking front with window seat and built-in meter cupboard below.

Dining Room

13'1" x 11'5" (4.0m x 3.49m)

Feature fireplace with slate and cast iron surround, slate hearth, uPVC double glazed window overlooking rear, radiator, oak effect flooring. Understairs storage cupboard, timber and glazed door leading to Kitchen.



Kitchen

9'7" x 9'6" (2.93m x 2.92m)

Built-in base and wall cupboards, porcelain 'Belfast' style sink with slate drainer and worktop, base units with solid timber worktop, gas cooker point, concealed canopy extractor above, plumbing for dishwasher, double panel radiator, stable rear door, uPVC double glazed window.



First Floor

Spacious landing and study space, timber flooring, balustrade and spindle staircase, dado rail.

Bedroom 1

15'1" x 13'1" (4.62m x 4.0m)

Two uPVC double glazed windows overlooking front, radiator.

Bedroom 2

9'1" x 13'1" (2.78m x 4.0m)

uPVC double glazed window overlooking rear, column radiator, feature brick former fireplace surround, coved ceiling.

Bathroom

9'7" x 8'9" (2.93m x 2.67m)

Spacious bathroom with corner shower, cast iron free standing bath with claw feet, low level w.c. pedestal wash handbasin, wall panelling, built-in cupboard housing Worcester combi boiler for central heating and hot water, ladder style heated towel rail, floor tiling.



Outside

The property has a small courtyard area to front of property and a small rear courtyard with access leading onto rear service lane. Garage converted into Utility and store room (3.25m x 2.68m) with plumbing for automatic washing machine and space for dryer and freezer, ample storage area, power and light connected. There is also a rear section with roller shutter garage doors leading to recessed bin and bike store area.

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@imwestates.com



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.

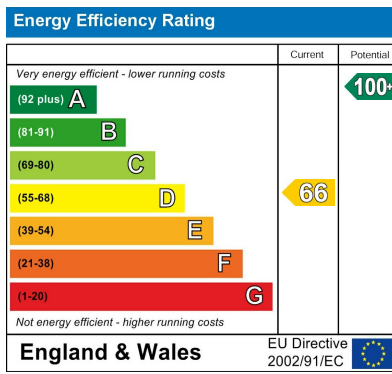
Council Tax
Band C.

Directions

Proceed from the Agent's office, turn right into Watling Street and follow the road down and the property will be viewed on the right hand side.







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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