



## 2 Maes Y Berllan

Melin Y Coed LL26 0SG

£144,950

A well appointed 2 bedroom bungalow in a delightful village centre setting. No onward chain.

Improved and modernised by the present owner and benefiting from uPVC double glazing and central heating. Attractive private rear garden.

Convenient location approximately 1 mile from the traditional market town of Llanrwst in the in the Conwy Valley.

Ideal first time or retirement property.

Viewing highly recommended



Tel: 01492 642551

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





# Location

A small quiet village surrounded by open countryside approx 1 mile from the traditional market town of Llanrwst in the beautiful Conwy Valley. The inland tourist resort of Betws y Coed is approx 4 miles away.

(Approximate measurements only)

### Enclosed Front Sun Porch:

Sliding uPVC double glazed doors, tiled floor, timber clad ceiling. Timber door to:

### Small Entrance Vestibule:

Laminated floor. uPVC double glazed window to front. Cloak hanging hooks.

### Lounge:

15'7" x 10'7" (4.76 x 3.23)

Feature cast iron fireplace surround with slate hearth. Laminated timber effect floor. TV and telephone point. Radiator. uPVC double glazed window overlooking front with open aspect.

### Inner Hallway:

Built-in linen cupboard. Access to roofspace which has a drop-down ladder and is boarded. Laminated floor. Radiator.

### Breakfast Kitchen:

13'8" x 8'7" (4.16 x 2.61)

Fitted range of modern base and wall units with complementary worktops. Built-in stainless steel cooker, four plate ceramic hob above. Tiled splashback. Single drainer sink with chrome mixer tap. Plumbing and space for dishwasher and washing machine. Built-in larder cupboard with shelving and electric meters. uPVC double glazed window overlooking rear garden. Radiator.

### Bedroom 1:

11'11" x 10'6" (3.64 x 3.2)

Laminated floor. Radiator. uPVC double glazed window to front. Built-in wardrobe with storage above.

### Bedroom 2:

10'9" x 7'5" (3.28 x 2.25)

UPVC double glazed window to rear with views, radiator.

### Bathroom:

Three piece suite comprising panelled bath with shower above, low level WC, wash hand basin. Radiator. Tiled splashback and surround. UPVC double glazed window to rear.

### Outside:

Rear covered passage area with outside lighting. Store shed: 2m x 2.4m (67 x 710) Brick built with space for freezer and dryer. Power and light connected. Outside water tap. Enclosed rear and side garden. Grassed with shrubs. Patio area. Small garden area to front and additional communal area.

### Agent Note:

The property is subject to a Local Occupancy Clause Section 157 Housing Act 1985. Full details from the agent. Any potential purchasers must currently live in the Conwy County area for a minimum of 3 years in order to purchase the property.

### Services:

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

### Council Tax:

Conwy Council Tax Band - B

### Viewings:

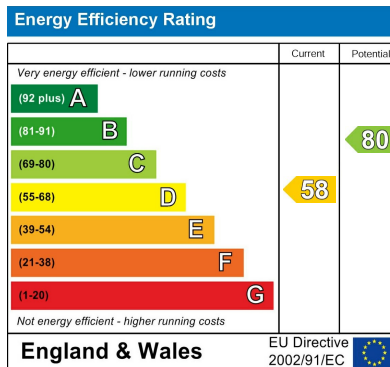
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

### Directions:

Proceed from Llanrwst in the direction of Nebo past the cemetery and Danline, over the bridge and up the hill. Take first left into Melin y Coed, on approaching the village centre the property will be viewed on the left hand side before the bridge.

### Proof Of Identity:

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.



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 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.

## Iwan M Williams Estate Agents

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