



# Glasgwm Llanddoded Road

Llanrwst LL26 0YU

£275,000

A beautifully presented traditional 3 bedroom family home commanding a superb corner plot with established gardens on the outskirts of the town.

Viewing Highly Recommended.

Glasgwm is a character 3 bedroom house occupying a slightly elevated setting with extensive views across the valley.

Improved, upgraded and extended but retaining original character features throughout. Original fireplaces, parquet block flooring, Minton style tiled hallway. Affording entrance vestibule, reception hall, lounge, rear sitting room, rear sun lounge/conservatory, utility and cloakroom, kitchen with granite worktops and handmade units, 3 bedrooms, bathroom with original cast iron roll top bath. Established, beautifully maintained gardens to front and rear. Gas fired central heating and uPVC double glazing.



Tel: 01492 642551

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



## 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):

Front Arched Entrance with Enclosed  
Entrance Vesti

uPVC double glazed window and door; black and white tiled floor.

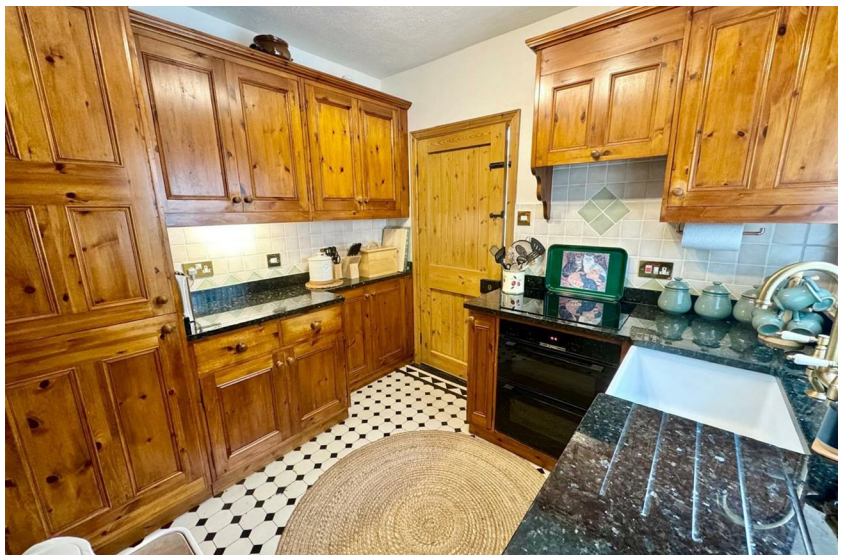
Reception Hall:

Feature 'Minton' Victorian tiled flooring;  
balustrade turn staircase leading off to first floor  
level; telephone point.

Lounge:

12'2" x 14'11" (3.72m x 4.57m)

Feature original Art Deco fireplace surround;  
parquet block flooring; uPVC double glazed bay  
window to front with open aspect and views;  
radiator; TV point; coving.



### Sitting Room:

12'9" x 12'5" (3.91m x 3.81m)

Cast iron fireplace with coal effect gas fire and marble hearth; original built-in alcove storage cupboard; TV point; picture rail and coving. Oak French doors opening to rear sun lounge/conservatory.

### Rear Sun Lounge:

17'10" x 6'6" (5.45m x 2m)

Insulated slate roof with inset Velux triple glazed windows; doubled glazed windows and also rear door onto garden. Tiled floor with underfloor heating; vertical column radiator; wall lights.

### Utility:

Plumbing for automatic washing machine and space above for dryer; wall and floor tiling; uPVC double glazed window; wall mounted central heating boiler; small radiator.

### Cloakroom:

High level WC, tiled floor and walls; radiator.

### Kitchen:

9'2" x 8'2" (2.8m x 2.49m)

Custom built handmade kitchen units with granite worktops; integrated dishwasher; fridge freezer; oven, hob and extractor; porcelain Belfast style sink; attractive black and white tiled floor; uPVC double glazed window. Understairs storage cupboard/pantry.

## FIRST FLOOR

### Landing:

Access to roof pace; uPVC double glazed window to side.

### Bedroom No 1:

14'7" x 12'3" plus bay window (4.45m x 3.74m plus bay window)

uPVC double glazed bay window to front enjoying extensive views; original tiled fireplace surround and hearth; picture rail and coving; radiator.

### Bedroom No 2:

13'1" x 12'4" (4m x 3.78m)

uPVC double glazed window overlooking rear; radiator; picture rail and coving. Original fireplace surround.

### Bedroom No 3:

8'8" x 8'11" (2.65m x 2.72m)

uPVC double glazed window overlooking front with views; radiator.



### Bathroom:

8'7" x 6'11" (2.63m x 2.13m)

Three piece suite comprising original roll top cast iron bath and taps with shower above and circular shower screen curtains, pedestal wash hand basin and low level WC; radiator; wall tiling; uPVC double glazed window; built-in linen cupboard.

### Outside:

A superb, beautifully presented, established garden with an array of colourful bushes and plants. Lawned garden with borders. Path up to front terrace; side path to enclosed rear garden, lower level patio, steps to grassed garden and rear entrance lane. Garden shed.

### Services:

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

### Council Tax Band:

Conwy County Borough Council tax band 'D'.

### Viewing: Llanrwst

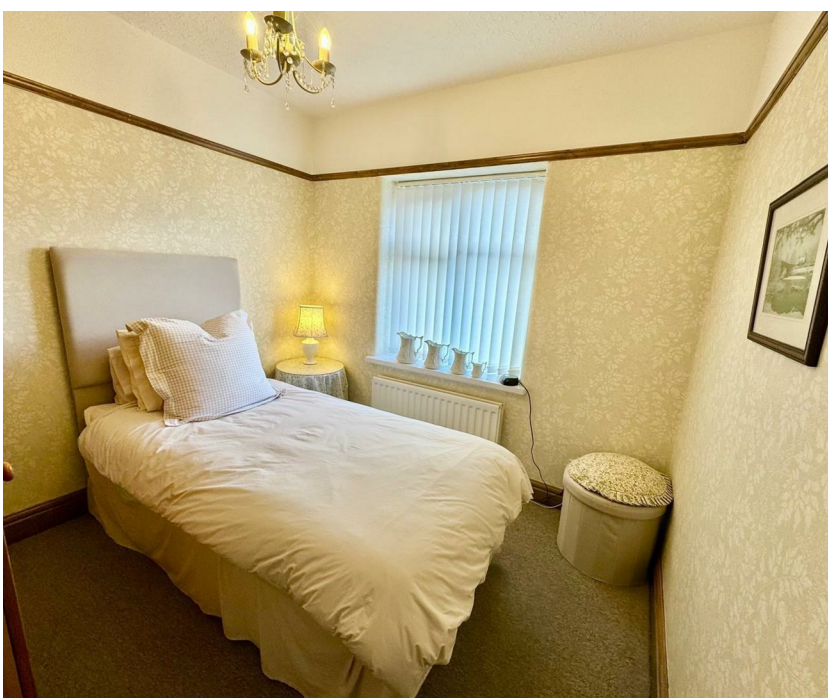
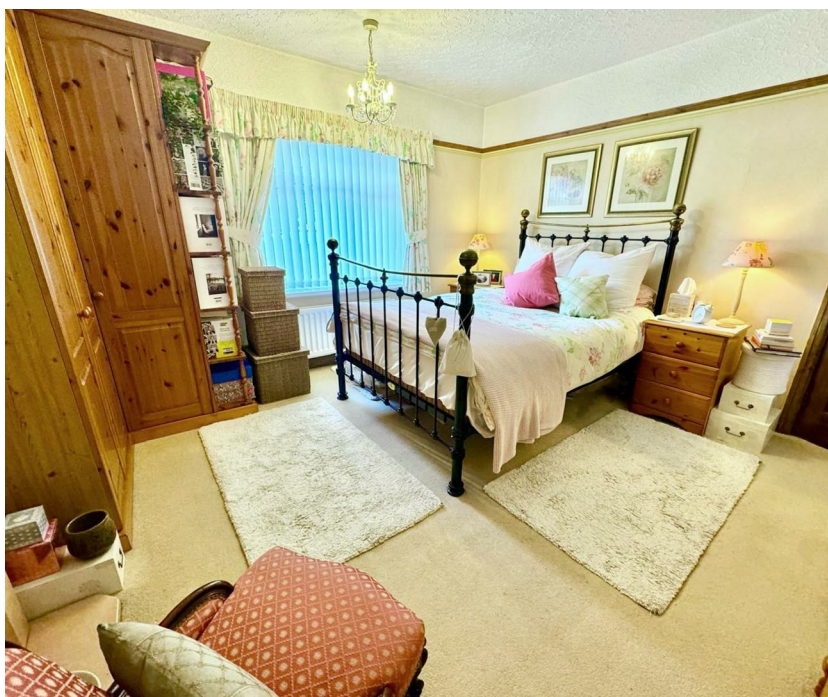
By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

### Directions:

From Agents office continue up Denbigh Street to the crossroads, turn left and follow the road past the cattle market on left hand side towards Llanddodged. The property will be viewed on the right hand side.

### Proof of Identity:

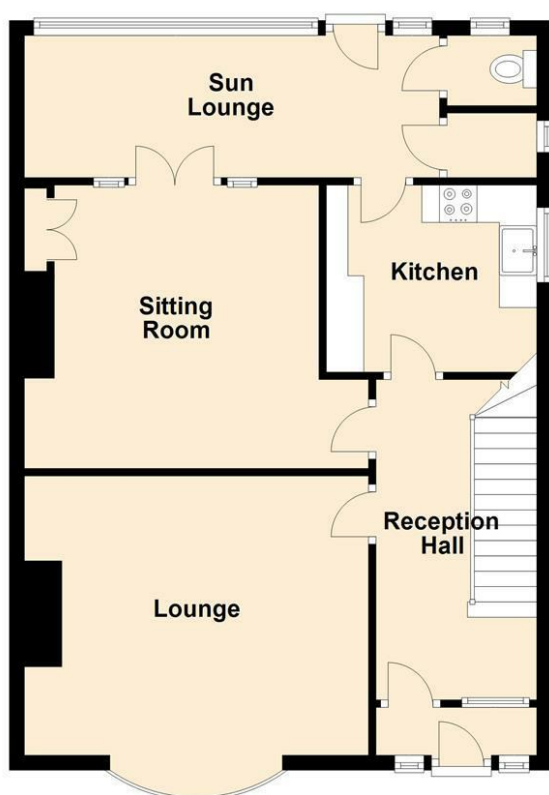
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.



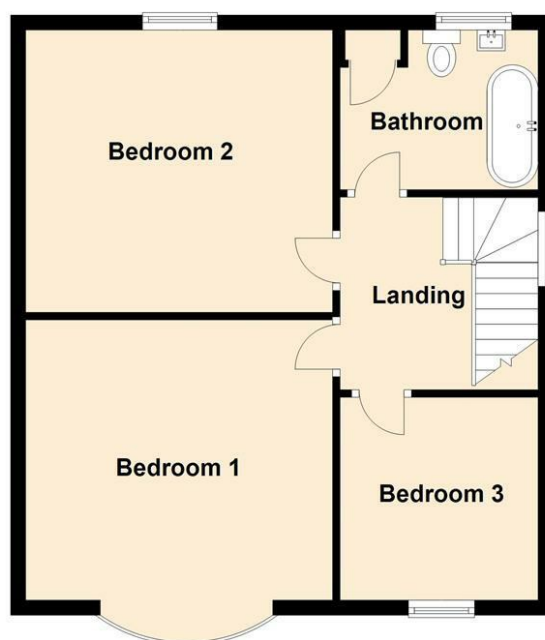


| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         | 86                         |
| (69-80) <b>C</b>                            | 72      |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

**Ground Floor**



**First Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

Plan produced using PlanUp.

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## Iwan M Williams Estate Agents

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