



68 Cae Person

Llanrwst LL26 0HT

£184,950

A beautifully presented 3 bedroom semi detached family home with gardens to front and rear. Extended, renovated and modernised benefitting from new kitchen and recently upgraded contemporary shower room. Quiet cul-de-sac setting in a popular residential estate on outskirts of the town. Ideal family home close to schools and leisure centre.

A spacious family home in a convenient and popular setting, within level walking distance of shops, school, leisure centre and all other local amenities. The property has the benefit of uPVC double glazing and gas fired central heating, attic converted room providing additional amenity/recreational space. Beautifully presented home with new modern fitted kitchen and shower room.

Affording: Entrance Porch, Reception Hall, Living Room, Dining Kitchen, Shower Room, 3 Bedrooms and Attic Room.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551
<https://www.iwanmwilliams.co.uk>

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IWAN M WILLIAMS
 ESTATE AGENTS • GWERTHWYR TAI



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 Entrance Porch

uPVC double glazed front door and windows, further timber and glazed door leading through to:

Reception Hall

Turn staircase leading off to First Floor Level, radiator, understairs cloaks cupboard also housing electric meters. Timber door leading through to:

Lounge

10'4" x 15'10" plus recess alcove (3.16m x 4.84m plus recess alcove)

Feature fireplace, timber block flooring, uPVC double glazed window overlooking front with open aspect and views, french doors leading to rear garden and patio, double panelled radiator, TV & telephone point.

Kitchen

11'10" x 9'4" (3.62m x 2.87m)

Fitted range of modern base and wall units with complementary worktops, inset ceramic induction hob with canopy stainless steel extractor hood above, one and half bowl single drainer sink with mixer tap, plumbing and space for dishwasher, split level stainless steel integrated oven, uPVC double glazed window overlooking rear, built-in tall cupboards and side shelving, vertical column style radiator, space for fridge freezer. Archway leading through to rear:



Utility Room

5'11" x 5'2" (1.81m x 1.58m)

Worktop with space and plumbing for washing machine & dryer, wall cupboards housing Worcester combi boiler which provides for central heating and hot water, uPVC double glazed rear door. Doorway leading through to:

Shower Room

8'1" x 6'0" (2.48m x 1.83m)

Attractive newly fitted contemporary suite comprising large walk in shower with glazed screen, vanity wash basin with monochrome tap, low level W.C, wall mounted cupboard, ladder style chrome heated towel rail, inset lighting, shaver point, extractor fan, uPVC double glazed window to rear.

First Floor Level

Landing

uPVC double glazed window overlooking front.

Bedroom 1

11'11" x 12'10" (3.65m x 3.93m)

Spacious bright and airy room with uPVC double glazed window overlooking rear and side elevation, recess for wardrobe, double panelled radiator, TV & telephone point

Bedroom 2

11'1" x 8'7" (3.39m x 2.63m)

Radiator, uPVC double glazed window overlooking front enjoying an open aspect with views towards Gwydyr Forest.

Bedroom 3 "L shaped"

12'0" x 6'11" extending to 12'10" by doorway (3.66m x 2.11m extending to 3.92m by doorway)

This is currently used for storage with access leading up to attic converted room - but could also be used as a single bedroom. Built-in understairs storage cupboard, radiator, uPVC double glazed window overlooking rear of the property.

Turn staircase leading up to:

Attic Converted Room

21'11" x 7'1" (6.7m x 2.18m)

Two uPVC double glazed Velux windows, built-in eaves storage cupboards.

Outside

The property has good size flagged garden areas to front and rear. There is a side pedestrian access and gate leading to rear of the property, rear garden is enclosed and offers total privacy.

Services

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

Council Tax Band

Conwy County Borough Council Tax Band - "C"

Viewing Llanrwst

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.

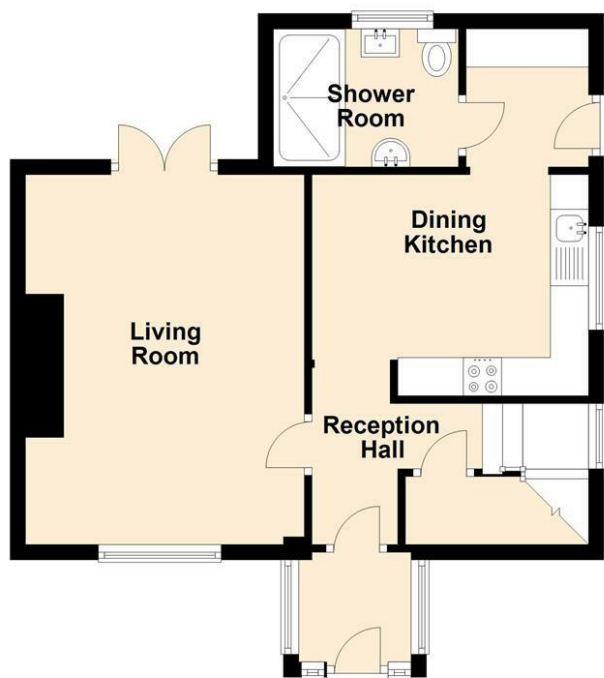
Directions

Turn left at the former Birmingham Garage and immediately right up Nebo Road, take first turning left into Cae Person and the property will be viewed on the left hand side at the far end of the estate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

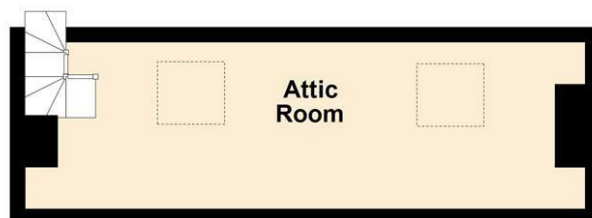
Ground Floor



First Floor



Room in Roof



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.

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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