



1 Llys Y Bieden

Llanrwst LL26 0LA

£275,000

A well presented link detached 2 bedroom bungalow occupying a sizeable corner plot in a popular residential estate on the outskirts of the Town.

Tenure - Freehold. EPC rating- C. Council Tax Band - E

A spacious 2 bedroom bungalow with rear Conservatory and single car garage. Benefitting from corner plot with open aspect and views, gas fired central heating and uPVC double glazing. Affording Entrance Hall, Lounge, Kitchen, Conservatory, Bedroom 1, Bedroom 2, Bathroom. Driveway providing off road parking, established front and side gardens, enclosed private rear garden.

Ideal retirement property - viewing highly recommended.



Tel: 01492 642551

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



Location

The Accommodation Affords:
(Approximate measurements only)

Hallway

Built in airing cupboard, radiator, uPVC double glazed front door.

Lounge

17'10" x 11'4" (5.45m x 3.47m)

Log effect gas fire on raised hearth, walk in box bay window with sliding door leading onto side garden, open aspect and views, uPVC double glazed window to front and rear elevation, TV point, double panel radiator.

Kitchen

7'11" x 9'9" (2.43m x 2.99m)

Fitted range of base and wall units with complimentary worktop, Neff oven, four ring gas hob and canopy stainless steel extractor above, single drainer sink. Tall cupboard, plumbing for automatic washing machine and space for dryer, space for fridge/freezer.

Conservatory

9'10" x 7'11" (3.0m x 2.43m)

Tiled floor, wall mounted Worcester central heating boiler, uPVC double glazed windows and door leading to outside rear.



Bedroom 1

16'4" x 9'5" (4.99m x 2.88m)

Radiator, uPVC double glazed window to front, TV point.

Bedroom 2

7'8" x 12'5" (2.36m x 3.8m)

Radiator, uPVC double glazed window overlooking rear.

Bathroom / Shower Room

8'0" x 5'5" (2.44m x 1.67m)

Wet room style shower, pedestal wash hand basin, low level w.c. wall tiling, ladder style heated towel rail.

Outside

The property occupies a good sized corner plot with established grassed gardens to front and side, garden pond, established shrubs and plants, covered access leading to rear enclosed garden, brick built garden store shed.

Attached Car Garage

17'3" x 9'3" (5.28m x 2.84m)

uPVC double glazed window overlooking rear, uPVC double glazed rear door, automatic roller shutter door to front, electric meters.

Services

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

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.

Council Tax

Band E.

Directions

Proceed into the Parc yr Eryr development and Llys y Bioden is the second cul-de-sac on the right hand side, No.1 Llys y Bioden is located on the left in the corner plot.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground 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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