Flat, 27 Denbigh Street

Llanrwst LL26 0LL

£79,950

A beautifully presented, improved and upgraded in recent years self contained first floor flat in convenient town centre setting.

Tenure - Leasehold. EPC rating- E. Council Tax Band - A

Situated in a quiet location just off the town centre but within short walking distance of the Co op supermarket, restaurants, shops and all other amenities. There is a council owned parcel of land which provides first come first served parking area adjacent. Night storage heaters, attractive sash double glazed windows to front and side elevation, windows to rear, spacious accommodation- ideal first time buyer opportunity.

Viewing Recommended

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

IWAN M WILLIAMS
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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)

External Steps:

Leading up to first floor entrance.

Composite Front Foor:

Leading to:

Dining Kitchen:

18'10" x 10'7" reducing to 6'11" in kitchen (5.76m x 3.23 reducing to 2.13 in kitchen)

Fitted range of newly base and wall units with complimentary work tops, single drainer sink with mixer taps, plumbing for automatic washing machine, and space for fridge, electric cooker point with canopy stainless steel extractor above, sash window over looking front, UPVC double glazed window to side elevation, dining area with night storage heater, electric meter cupboard, door and steps leading down to:

Living Room:
12'0" x 10'1" (3.66m x 3.09m)
Feature plinth and recess for T.V, night storage heater, UPVC double glazed window, Telephone point, access to roof space. Doorway leading to:

Inner Hall:
Recess shelf and airing cupboard.

Shower Room:
Large shower enclosure with electric shower, sliding glazed door, low level W.C, vanity unit with mirror above, UPVC double glazed window to side, dimplex electric heater.

Bedroom 1:
12'2" x 13'1" (3.71m x 4m)
Night storage, built in wardrobe, UPVC double glazed side window.

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

Council Tax:
Band A.

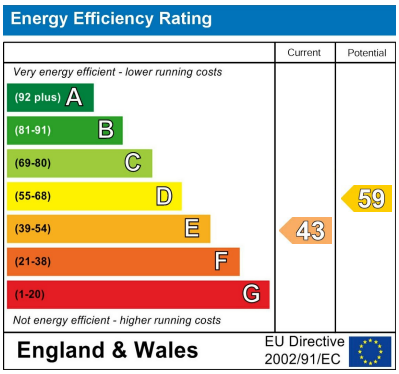
Viewing Llanrwst
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

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.

Tenure:
The property is Leasehold, we are currently awaiting confirmation of the terms, please do ask Agents.

Directions:
Proceed up Denbigh Street, turn left into Plough Street and immediately left to the back of 'Bys a Bawd' and the property will be viewed on the left hand side.

Agents Note:
This property has a restriction not to be used for airbnb or holiday let purposes.



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.

Iwan M Williams Estate Agents

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