

7 Victoria Court

Llanrwst LL26 0GA

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£225,000

A spacious 3 bedroom ground-floor apartment enjoying a delightful outlook over the River Conwy towards the historic stone humpback bridge and surrounding hills.

Tenure- Leasehold EPC-C Council Tax-D



Conveniently situated for Llanrwst town centre and its amenities, the apartment offers well-proportioned accommodation centred around a generous open-plan living room and dining kitchen, creating a sociable setting for everyday living and entertaining.
Direct access onto the front terrace provides an inviting spot to sit outside and enjoy the riverside setting.
The accommodation includes a reception hall, three bedrooms, en-suite facilities and a modern bathroom.
Central heating and double glazing provide further comfort, whilst parking to the rear and visitor parking add to the convenience of this attractively situated home.

Leasehold - remainder of 999 year lease from 2009 with all owners to be a shareholder in the Freehold of the property.





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.

Accommodation

Enjoying an attractive outlook over the bridge and river towards the surrounding hillsides, Apartment 7 offers comfortable and versatile accommodation, with an enclosed front terrace providing a pleasant space to sit and enjoy the setting. Its own access from the terrace adds to the convenience, allowing easy pedestrian access to the town centre.

The apartment can also be reached through the communal entrance, where a ground-floor inner lobby serves Apartments 7 and 8. The reception hall includes a built-in cloaks cupboard housing the central heating boiler and leads into the open-plan lounge, dining room and kitchen, which extends across the front of the property. Double-glazed windows frame the views, while a composite glazed door opens onto the terrace, connecting the living space with the outside.
The kitchen is fitted with a range of base and wall units, complemented by an integrated oven, ceramic hob, extractor hood, dishwasher and fridge freezer. A separate built-in utility cupboard provides plumbing for a washing machine.

To the rear, the principal double bedroom benefits from its own en-suite shower room, fitted with a shower enclosure, wash basin and WC. A second double bedroom has built-in wardrobes with sliding doors, while the third bedroom offers flexibility as a small double bedroom, home office or study. A family bathroom, fitted with a bath, wash basin and WC, completes the accommodation.







Central heating and double glazing provide everyday comfort, while allocated parking and visitor parking are situated to the rear.

Accommodation

Lounge: 9'6" x 19'3" (2.92m x 5.88m)

Dinning/Kitchen: 11'6" x 14'8" (3.53m x 4.49m)

Bedroom 1: 11'10" x 11'0" (3.61m x 3.36m)

En Suite Shower room: 5'2" x 6'6" to include wardrobe (1.58m x 2.0m to include wardrobe)

Bedroom 2: 12'5" x 8'8" (3.8m x 2.66m)

Bedroom 3: 3.86m x 1.99m

Bathroom: 2.9m x 2.27m maximum

Services:

Mains water, electric, gas and drainage connected to the property.

Council Tax:

Band-D

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.



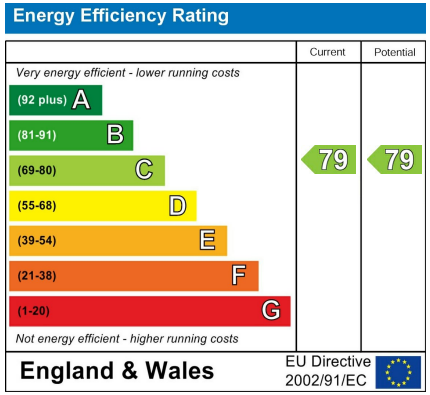


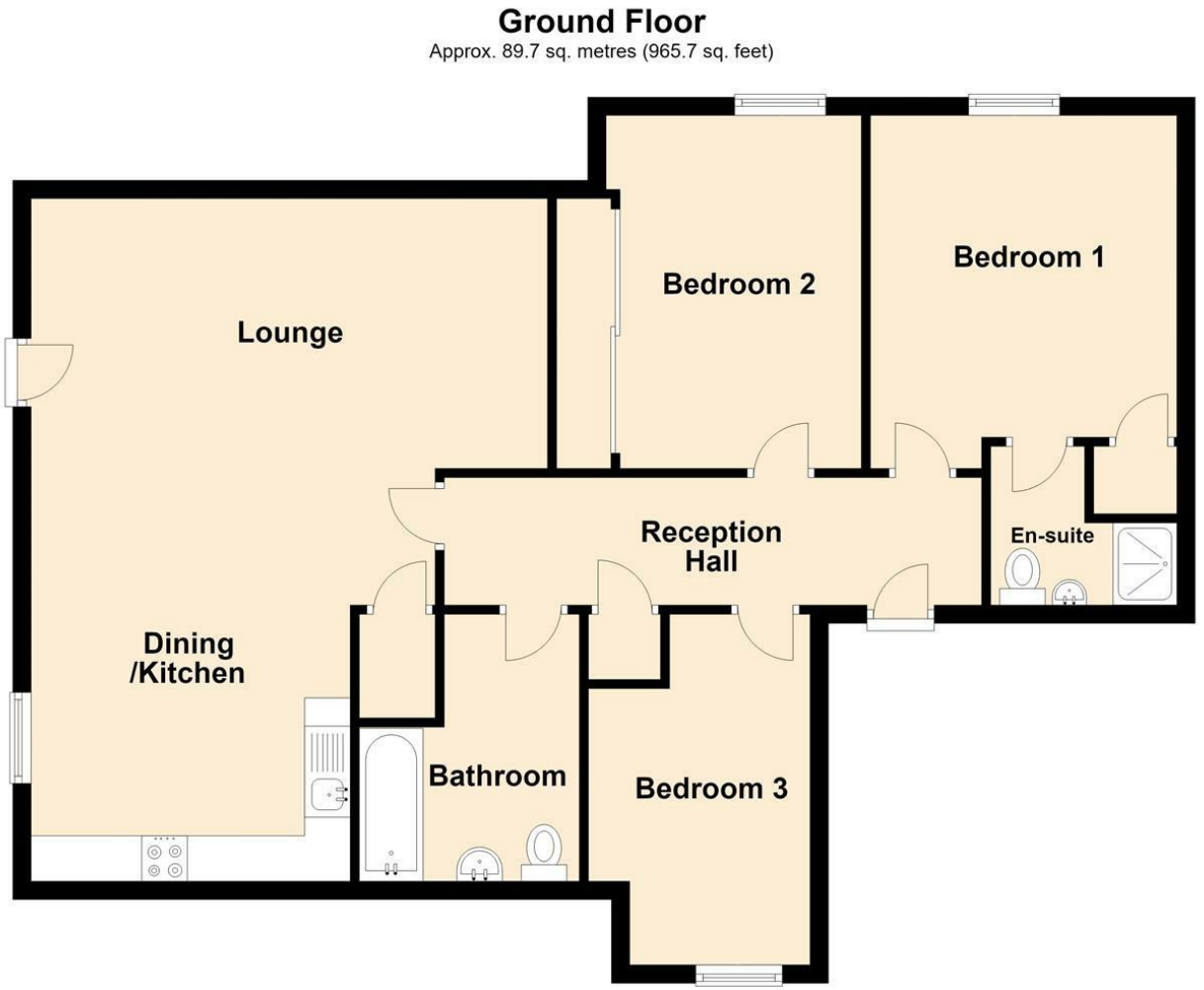












Total area: approx. 89.7 sq. metres (965.7 sq. feet)

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.

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