



3 Victoria Court Bridge Street

Llanrwst LL26 0GA

£175,000

A superb 2 bedroom purpose built modern apartment in prime town centre setting with views over historic stone bridge to the beautiful valley and hillside scenery beyond.

Tenure: leasehold. EPC rating: B. Council Tax Band - C

This well-presented apartment would be ideal for retirement, a professional purchaser, or those seeking a comfortable home within this scenic and popular market town in the Conwy Valley.

Self contained first floor apartment with stairs and lift access from car park level. Large bay window providing superb views from first floor level. Gas fired central heating and newly fitted sash uPVC double glazed windows. Affording: Communal entrance, reception hall with utility cupboard, open plan living, dining and kitchen area, bedroom 1 with built-in wardrobe and en-suite W.C and wash basin, bedroom 2 with built-in wardrobes and modern shower room.

Viewing Highly Recommended.



Tel: 01492 642551

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





Location

Conveniently situated within level walking distance of the town centre and all local amenities including Parc Gwydir and the forest beyond.

Victoria Court occupies an attractive position, enjoying extensive views across Pont Fawr stone bridge, the Conwy River towards the surrounding woodland and forest beyond. The apartment benefits from a sunny aspect and is conveniently located within level walking distance of the village centre and local amenities.

Communal Front Entrance Hallway
Staircase or lift leading up to first floor level.

Reception Hall

Double panelled radiator; utility cupboard with plumbing for automatic washing machine and storage.

Open Plan Lounge and Dining Kitchen

24'0" x 9'7" (7.34 x 2.93)

Living Area: Large uPVC double glazed walk-in bay window overlooking front enjoying extensive views over historic stone bridge, Afon Conwy and surrounding countryside; carpeted flooring; telephone point; TV point; intercom door release system; double panelled radiator.



Dining Kitchen: Modern fitted base and wall units with complementary worktops; tall cupboard with integrated fridge freezer; split level stainless steel oven and microwave, ceramic hob and contemporary extractor above; integrated washing machine; sink with mixer tap; uPVC double glazed sash window overlooking front.

Bedroom 1:

14'6" x 10'5" (4.42 x 3.20)

Built-in wardrobe, radiator, sash double glazed window overlooking rear.

En-Suite Shower Room:

Three piece suite, shower enclosure, vanity wash basin, low level W.C, wall tiling, radiator, double glazed sash window.

Bedroom 2

10'6" x 7'8" (3.22 x 2.35)

Range of fitted wardrobes along one wall, radiator, sash double glazed window to rear.

Shower Room

7'3" x 5'8" (2.23 x 1.75)

Modern three piece suite comprising large shower enclosure, concealed cistern W.C and vanity wash basin, wall tiling

Outside

The property benefits from small communal garden areas and one allocated parking space; there is also additional visitors parking areas; communal bin store is available with the property.

Viewing

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

Conwy County Borough Council - Band C.

Tenure

The property is Leasehold, the existing lease term is 999 years from January 2025. The shareholder will also benefit from share ownership of 1/15th of the freehold title of the property. Holiday let is not permitted but long term let is allowed. Pets are allowed with permission. Maintenance Fee approx £1,340.00 Per Annum, list maintenance fee approx £305.00 Per Annum.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

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.

Iwan M Williams Estate Agents

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Conwy
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