



## 5 Victoria Court Bridge Street

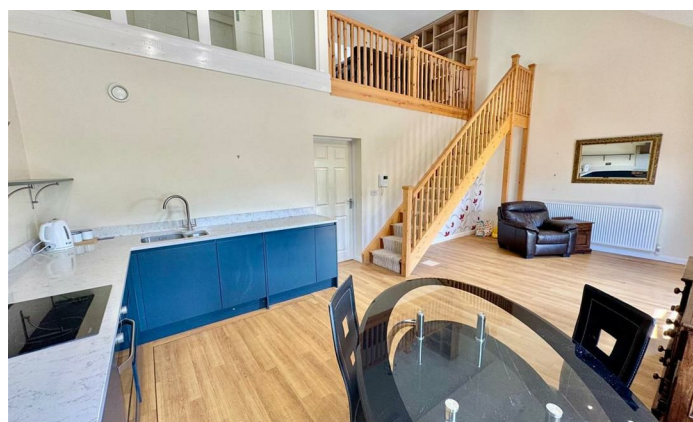
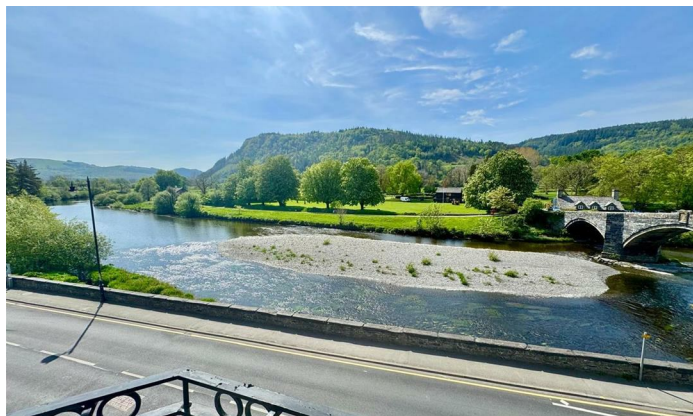
Llanrwst LL26 0GA

£235,000

A spacious, light and airy 3 bedroom duplex apartment located in a prime setting overlooking the historic Llanrwst Bridge with extensive views to surrounding countryside.

VIEWING RECOMMENDED.

Forming part of this popular Victoria Court development of purpose built luxury apartments within the traditional market Town of Llanrwst in the Conwy Valley. A spacious 3 bedroom apartment arranged over two floors. Affording Reception Hall with built in utility cupboard, open plan Dining Kitchen and sitting area with balcony overlooking front, mezzanine level Lounge and Bedroom 3, Bedroom 1 with en suite Shower Room, Bedroom 2 and Bathroom. The property has the benefit of one allocated parking space and additional visitor parking is available. Remainder of 125 year lease from 2009 and the owner will have a share in the freehold interest.



Tel: 01492 642551

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







## 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)

Ground Floor Communal Entrance  
Leading to second floor level, either by internal staircase or lift.

Reception Hall  
Radiator, timber effect flooring, built in utility cupboard with plumbing for washing machine.

Open Plan Living Room & Dining Kitchen  
Kitchen with fitted range of base and wall units with complimentary corian worktops, 1.5 sink with mixer tap, integrated dishwasher, integrated oven, integrated fridge/freezer, four plate hob with modern extractor above, sash double glazed window overlooking front of property enjoying views.

Dining and sitting area with balustrade staircase leading off to mezzanine level, French windows leading onto small front balcony, enjoying extensive views.





### Bedroom 1 (en-suite)

14'5" x 8'1" (4.4m x 2.48m)

Double panel radiator, sash double glazed window to rear elevation, built in wardrobe, En-suite - shower cubicle, pedestal wash basin, low level w.c. radiator, shaver point.

### Bedroom 2

33'1" x 26'6" (10.10m x 8.1m)

Built in wardrobes, double glazed sash window, radiator.

### Bathroom

Three piece suite comprising panelled bath with shower above, shower screen, pedestal wash basin, low level w.c. radiator.

### Mezzanine level Lounge

13'7" x 14'9" (4.16m x 4.5m)

Two Velux double glazed roof lights to rear elevation, double panelled radiator, range of bespoke book shelving along one wall.

### Bedroom 3

9'4" x 8'6" (2.85m x 2.6m)

Range of built in wardrobes with sliding doors and housing central heating boiler, glazed wall overlooking kitchen and living area below.

### Services

Mains water, electricity, gas and drainage are connected to the property. Individual gas central heating combi boiler.

### Tenure

Remainder of 999 year lease from January 2025, please ask for full details. Ground rent and service charge applicable. Also, the owner will become a shareholder in the freehold property.

### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto: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 C.

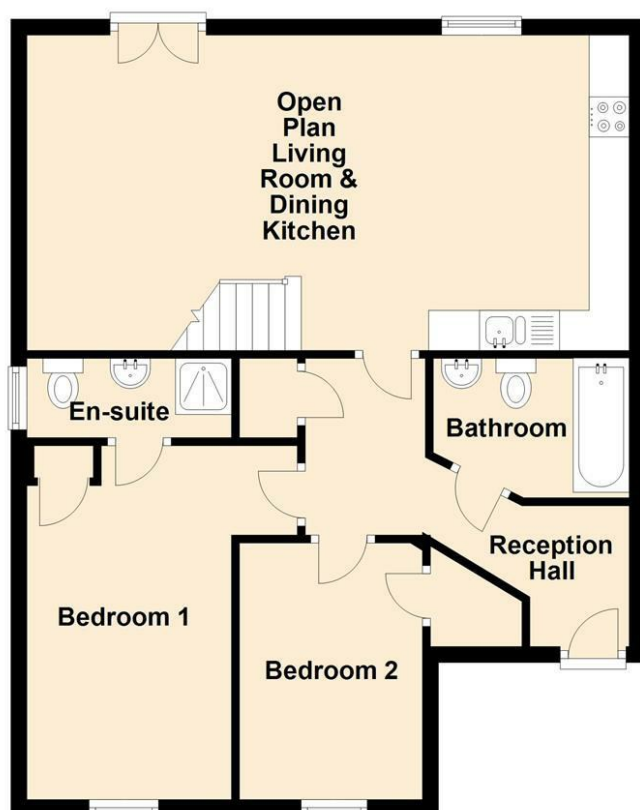
### Directions

The property is located within the Town centre closed to all amenities and directly opposite the renowned Llanrwst stone bridge.

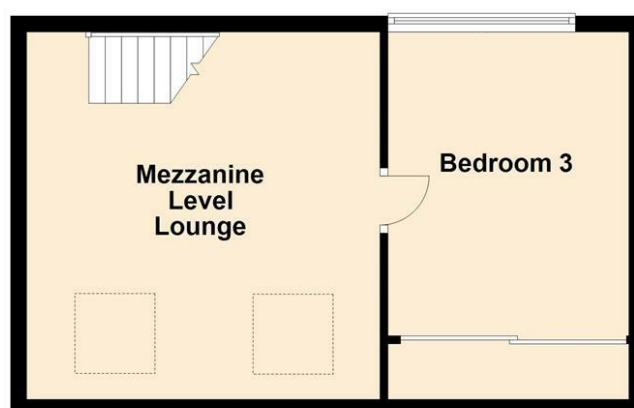


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Ground Floor



### First 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 or 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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