



## 46 Trem Arfon

Llanrwst LL26 0BP

£225,000

A well presented 3 bedroom Alpine style family home occupying a large corner plot on a popular residential estate on the outskirts of the town.

This family home offers modern well appointed accommodation with the benefit of central heating, double glazing, car port and garage. Spacious corner with off road parking and grassed garden to front, size and rear. Large rear decking and outside dining area.

Affording: Entrance Hallway, Lounge, Spacious Dining Kitchen with access onto rear decking, 3 bedrooms, bathroom. Convenient location for walking into town centre, views to surrounding hillsides.

Viewing Recommended.



Tel: 01492 642551

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







## Location

The Accommodation Affords:  
(Approximate measurements only)

Composite Double Glazed Front Door  
Leading to:

Reception Hall:

Telephone point; understairs cloak cupboards;  
doorway leading through to:

Lounge:

10'7" x 17'1" (3.23m x 5.21m)

Feature fireplace surround; coved ceiling; uPVC  
double glazed bay window to front; TV point; double  
panelled radiator.

Dining Kitchen:

17'1" x 8'7" extending to 11'10" in dining area (5.21m  
x 2.62m extending to 3.61m in dining area)

Fitted range of base units with complementary  
worktops; single drainer sink; tall cupboard; four  
ring gas hob with stainless steel splash back and  
glass and stainless steel extractor hood above;  
integrated stainless steel oven; plumbing for  
automatic washing machine; single drainer sink  
with mixer tap; uPVC double glazed window  
overlooking rear; inset spotlighting; space for fridge;  
recess and space for fridge freezer.

Dining Area: UPVC double glazed window and door  
leading onto rear garden; coved ceiling; radiator;  
staircase leading off to first floor level.





## First Floor

### Landing:

Skylight window; access to roofspace; built-in airing cupboard.

### Bedroom 1:

9'2" x 13'0" (2.81m x 3.97m)

uPVC double glazed window overlooking front; built-in wardrobes; double panelled radiator.

### Bedroom 2:

9'1" x 8'7" (2.78m x 2.63m )

Radiator; uPVC double glazed window overlooking rear; coved ceiling.

### Bedroom 3:

8'7" x 7'3" (2.64m x 2.23m )

Radiator; uPVC double glazed window overlooking rear of the property.

### Bathroom:

Three piece suite comprising panelled bath with electric shower above; pedestal wash hand basin; low level W.C; radiator; uPVC double glazed window overlooking side; fully tiled walls.

### Outside:

The property occupies a large corner plot with driveway and car port and garage; side grassed garden wrapping round; enclosed rear garden with decking enjoying sunny aspect.

### Services:

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

### Council Tax:

Council Tax Band - C.


### 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)

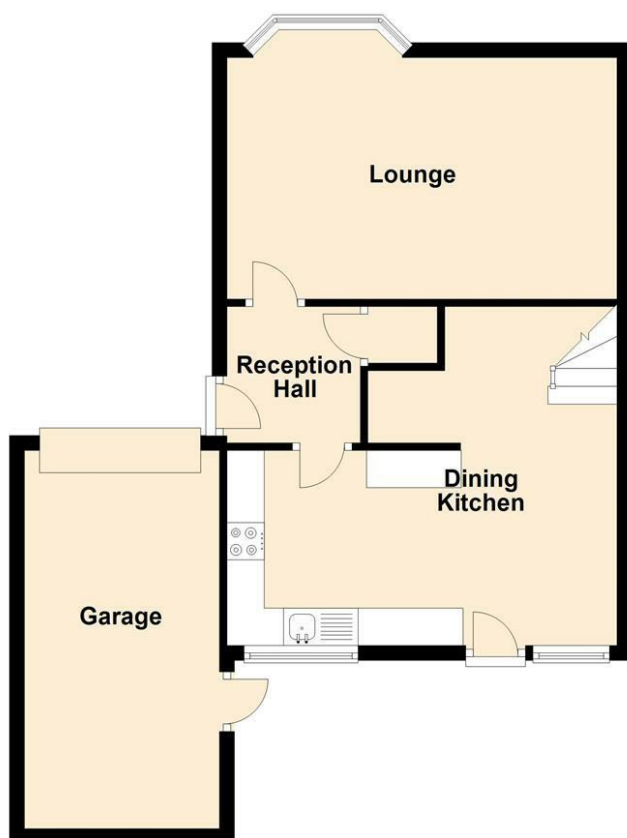
### Proof Of Funds

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>61</b>	<b>88</b>
(81-91) <b>B</b>		
(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



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

Plan produced using PlanUp.

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## Iwan M Williams Estate Agents

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