



## 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

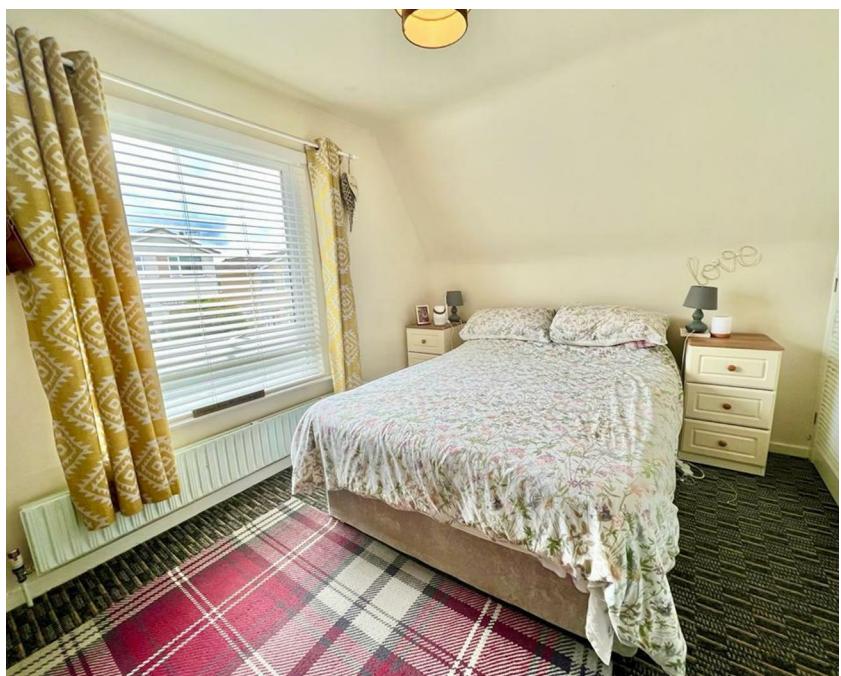
By appointment through the agents Iwan M  
Williams, 5 Denbigh Street, Llanrwst, tel 01492  
642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

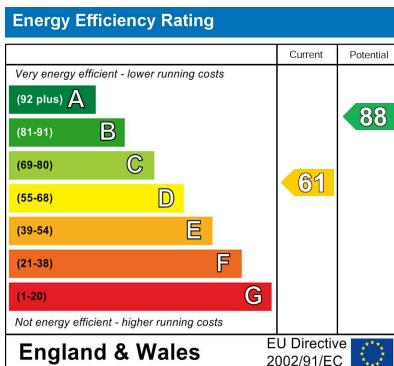
### Proof Of Funds

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:

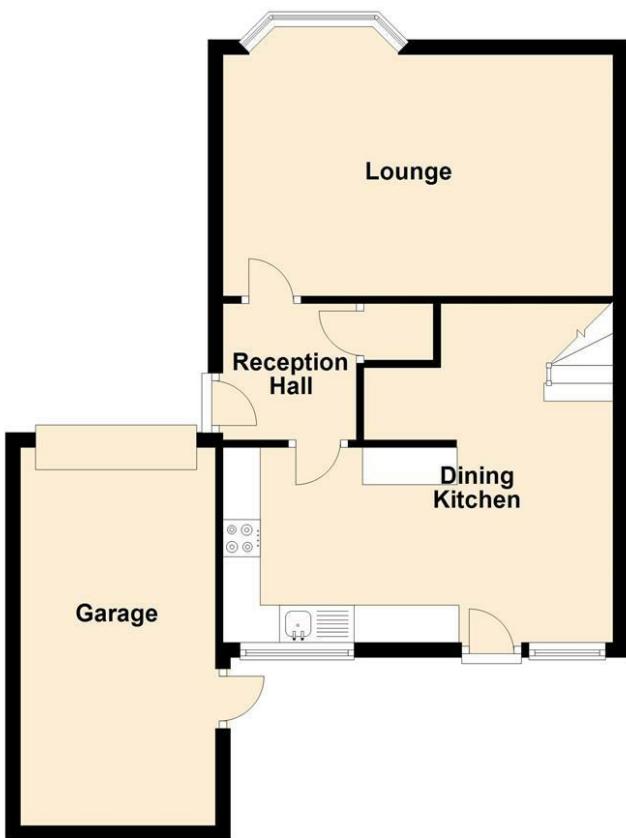
**IDENTITY DOCUMENTS:** a photographic ID, such  
as current passport or UK driving licence.

**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.





**Ground Floor**



**First Floor**



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**Iwan M Williams Estate Agents**

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