



## 12 Pen Y Dre

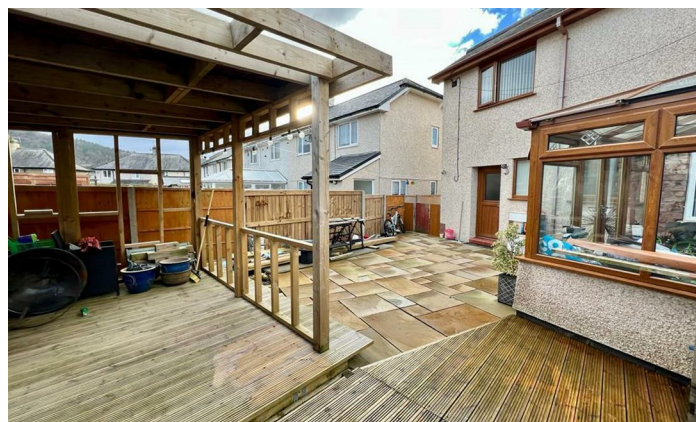
Llanrwst LL26 0BG

£169,950

A well presented, recently upgraded and improved 3 bedroom family home in popular residential area within walking distance of town centre and local amenities.

Situated on the edge of the town centre overlooking playing field, this 3 bed home benefits from modern kitchen, bathroom, conservatory, central heating and UPVC double glazing.

Affording Entrance hall with cloaks cupboard, Lounge and Dining Room, Bathroom, Kitchen, Conservatory, 3 Bedrooms. Landscaped gardens to front and rear. The rear garden includes a partially finished summer house/ studio. Viewing Recommended.



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

Covered Front Entrance:  
Composite double glazed front door leading to:

Reception Hall:  
Turn staircase leading off to first floor level, understair storage cupboard with cloak hooks, double panelled radiator, UPVC double glazed window.

Living And Dining Room:  
11'11" x 11'11" (reducing to 8'3" by dining area x (3.64 x 3.64 (reducing to 2.52 by dining area x 4.9)  
Feature recessed former fireplace with timber lintel, wall mounted T.V points, UPVC double glazed window overlooking front and rear, views overlooking front playing fields, double panelled radiator.

Kitchen:  
9'10" x 8'8" (3. x 2.65)  
Fitted range of base and wall units with complementary worktops, 1.5 bowl sink with mixer tap, plumbing for automatic washing machine and space for dryer, space for fridge freezer, integrated stainless steel oven, four plate ceramic hob, canopy extractor above, UPVC double glazed windows and door leading to rear of property, double panelled radiator, tiled floor.





### Bathroom:

3 piece suite comprising L-shaped bath with shower screen and mains shower above, vanity wash basin and concealed cistern W.C, fully tiled walls, extractor fan, ladder style heated towel rail.

### First Floor

#### Landing:

With UPVC double glazed window overlooking front.

#### Bedroom 1:

12'9" x 10'9" (3.9 x 3.29)

UPVC double glazed window overlooking rear and side elevation, built-in wardrobe with sliding doors, radiator.

#### Bedroom 2:

8'10" x 8'9" (2.71 x 2.69)

UPVC double glazed window overlooking front, open aspect and views, radiator.

#### Bedroom 3: (L-shaped)

12'0" x 6'11" (3.68 x 2.13)

UPVC double glazed window overlooking rear, radiator, access to roof space, built-in cupboard housing 'Worcester' combi boiler for central heating and hot water.

#### Services:

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

#### Council Tax:

Council Tax Band B

#### Viewing:

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)

#### Directions:

From the Agents office turn left towards Tal y Bont road, right at the fork in the roads towards Cae Tyddyn, immediately right again to Pen y Dre and the property will be viewed on the right hand side.

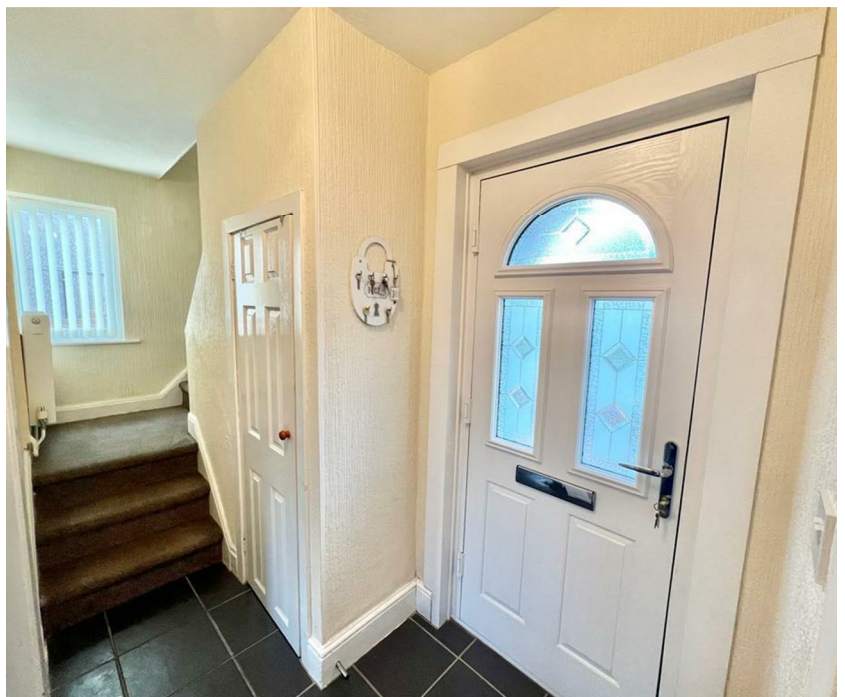
#### Proof Of Funds:

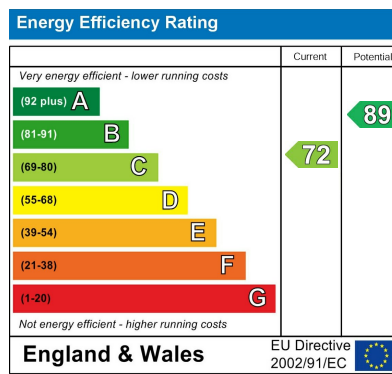
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

#### Agents Note:

Access to the Conservatory is currently from outside only - the buyer will require to open up the access from Dining Area after completion.

The rear studio is partly built - framework only.





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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