



38 Maes Melwr
Llanrwst LL26 0RY



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

38 Maes Melwr

Llanrwst LL26 0RY

£345,000

A Spacious 3 Bedroom Detached Bungalow in a Cul-de-Sac setting in a peaceful corner position within a well-established residential development on the outskirts of town.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC - C. Council Tax Band - E.

This impressive detached bungalow offers generous, well-maintained accommodation set within beautifully landscaped gardens. Benefiting from a rear aspect view and nestled in a quiet cul-de-sac, the property enjoys a high degree of privacy while remaining conveniently close to local amenities.

The layout comprises a welcoming entrance hallway, spacious lounge with a feature stone fireplace and sliding doors leading into a bright conservatory that overlooks the rear garden. A formal dining area adjoins the lounge, offering ample space for entertaining. The kitchen is fitted with a range of solid wood units and integrated appliances, complemented by a practical breakfast area.

There are three well-proportioned double bedrooms, each with fitted furniture, and a spacious bathroom with a four-piece suite including separate shower and bath. Externally, the property stands on a generous plot with immaculately kept gardens to the front, side and rear. A gated entrance opens to a wide brick-paved driveway providing ample off-road parking and access to an integral car garage.



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)

Front Enclosed Entrance Porch:
Leading to:

Reception Hall:
L-Shaped with coved ceiling; telephone point; radiator; timber and glazed doors and 'Amtico' timber effect flooring.

Cloakroom/Shower Room:
Three piece suite comprising shower enclosure; pedestal wash hand basin; low level; W.C.

Lounge and Dining Room

Lounge 14'9" x 14'0" (4.52m x 4.28m)
Feature granite fireplace surround with side plinths; gas fire (not tested); radiator; TV point; sliding door leading to conservatory.

Dining Area: 10'11" x 12'5" (3.34m x 3.8m)
Radiator; coved ceiling; double glazed window to rear.

From Lounge, sliding double glazed door leading to:

Conservatory: 9'10" x 10'8" (3m x 3.26m)
uPVC double glazed windows; french doors leading onto rear garden.

Dining Kitchen: 11'8" x 11'7" (3.57m x 3.55m)
Fitted range of base and wall units with integrated appliances and worktops; double glazed window overlooking front of the property; single drainer sink; radiator. Door leading to:



Rear Study/Sitting Room: 20'2" x 9'10" (6.15m x 3m)
Built-in storage cupboards; double glazed window overlooking front of the property; radiator. Door leading to:

Utility Room: 9'10" x 6'2" (3m x 1.88m)
Plumbing for automatic washing machine and space for dryer; radiator; timber and glazed door leading to outside rear.

Inner Hallway

Bathroom: 11'0" x 5'3" (3.36m x 1.61m)
Four piece suite comprising panelled bath; pedestal wash hand basin; low level W.C and shower enclosure; shaver and light point; radiator; mirror.

Bedroom 1: 14'0" x 11'2" (4.27m x 3.41m)
Fitted range of bedroom units with bedside cabinets and chest of draws; radiator.

Bedroom 2: 14'0" x 12'1" (4.29m x 3.69m)
Range of fitted bedroom furniture; radiator; double glazed window overlooking rear.

Bedroom 3: 12'1" x 12'3" (3.69m x 3.74m)
Built-in wardrobes; radiator.

Outside:

The property commands a corner setting, has attractive landscaped gardens mainly laid to lawn with variety of established shrubs and plants; driveway providing ample off road parking for several vehicles. The property enjoys a southerly rear aspect with all day sunshine.

Car Garage: 20'8" x 11'11" (6.3m x 3.65)
Automatic folding roller door; rear workbench; door leading to house; power and light connected.

Services:

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



Viewing Llanrwst

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:

Band - E.

Directions:

From the agents office, continue along the A470 towards Betws Y Coed out of the market town of Llanrwst, turn left into Llwyn Brith opposite the Parc Yr Eryr development and immediately parallel with the A470 into Maes Melwr, take the first left and follow the road round to the right and the property will be viewed at the end of the cul-de-sac facing you.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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 option must be treated as given on the same basis as these particulars.

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