



The Brook Poplar Grove
Llanrwst LL26 0ED

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£420,000

A substantial, largely extended four-bedroom semi-detached home enjoying a delightful corner plot at the end of a quiet cul-de-sac with attractive open outlook over adjoining farmland to the side.

VIEWING RECOMMENDED

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

Situated in a quiet yet accessible location on the outskirts of the town, this is an ideal family home offering both space and lifestyle in a desirable edge-of-town setting. The accommodation is generously proportioned and arranged over two floors, comprising:

- Entrance Hall with staircase leading to first floor.
- Three reception rooms, including a formal dining room with feature stone fireplace, a comfortable breakfast/sitting room, and a cosy front lounge.
- Kitchen fitted with a range of units and range cooker, enjoying views over the rear garden.
- Utility room and downstairs shower room.

To the first floor:

- Four bedrooms, including a spacious master suite with ensuite shower room and walk-in wardrobe.
- Family bathroom.

The property benefits from double glazing and gas central heating.



Location

The Accommodation Affords:
(Approximate measurements only)

Main Hallway

Herringbone timber flooring, understairs storage cupboard, uPVC double glazed front door, radiator.

Lounge 17'11" x 10'5" (5.48m x 3.2m)

Two radiators, mock fireplace surround with inset spot lighting, marble surround and hearth, uPVC double glazed window overlooking front enjoying views.

Dining Room 12'3" x 11'0" (3.74m x 3.37m)

uPVC double glazed bay window overlooking front, contemporary upright wall radiator, feature fireplace with coal effect gas fire, side plinths and shelving, herringbone timber flooring.

Shower & Utility Room 12'1" x 5'0" (3.7m x 1.54m)

Shower enclosure, low level w.c. wash basin. Plumbing for automatic washing machine and space for dryer, radiator, uPVC double glazed window to rear.

Rear Lobby

Built-in storage cupboard and understairs storage cupboard.

Breakfast / Sitting Room 15'1" x 8'6" (4.6m x 2.61m)

uPVC double glazed French doors leading onto rear patio and garden, side uPVC double glazed windows, TV point, contemporary vertical radiator.

Kitchen 19'5" x 10'5" (5.92m x 3.2m)

Fitted range of base and wall cupboards with complimentary worktops, Kenwood cooking range with extractor hood above, plumbing for dishwasher, 1.5 bowl sink with mixer tap, TV point, space for American style fridge, wall mounted shelving, double panelled radiator.

Walk-in Pantry Cupboard

Shelving, wall mounted Worcester boiler for central heating and hot water, tiled floor.



First Floor

Spacious landing with range of glazed fronted book shelving units along one wall, radiator, uPVC double glazed window to front.

Bedroom 1 (main bedroom) 19'5" x 19'1" (5.92m x 5.84m)

With en-suite and built in wardrobe. Dual aspect with views overlooking rear and side elevation over open fields. Two radiators, TV point, inset lighting, walk-in wardrobe with hanging and storage space.

En-suite; corner shower enclosure with integrated body jets sprays, low level w.c. pedestal wash hand basin, medicine cabinet, extractor fan, chrome ladder style heated towel rail.

Bedroom 2 12'4" x 9'8" (3.76m x 2.96m)

uPVC double glazed window overlooking front, built in wardrobes with sliding mirror doors, built in linen cupboard, radiator.

Bedroom 3 10'9" x 10'10" (3.29m x 3.32m)

uPVC double glazed window overlooking front, radiator.

Bedroom 4 / Study 10'5" x 8'11" (3.2m x 2.74m)

uPVC double glazed window overlooking side elevation, radiator.

Bathroom 10'11" x 5'6" (3.35m x 1.68m)

Three piece suite comprising panelled bath with shower above, shower screen, low level w.c. pedestal wash hand basin, radiator, wall tiling, uPVC double glazed window to rear.

Outside

Approached via an automatic gated entrance leading to a block-paved driveway, providing ample parking and access to a tandem garage and workshop with an automatic door. The front garden is laid to lawn with established shrubs and planting. To the rear is a beautifully designed entertaining garden, featuring gravel and artificial lawned areas, a garden pond, gazebo with alfresco dining space, summer house/log cabin, storage sheds, and paved patio, ideal for outdoor living.



Services

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

Viewing

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.

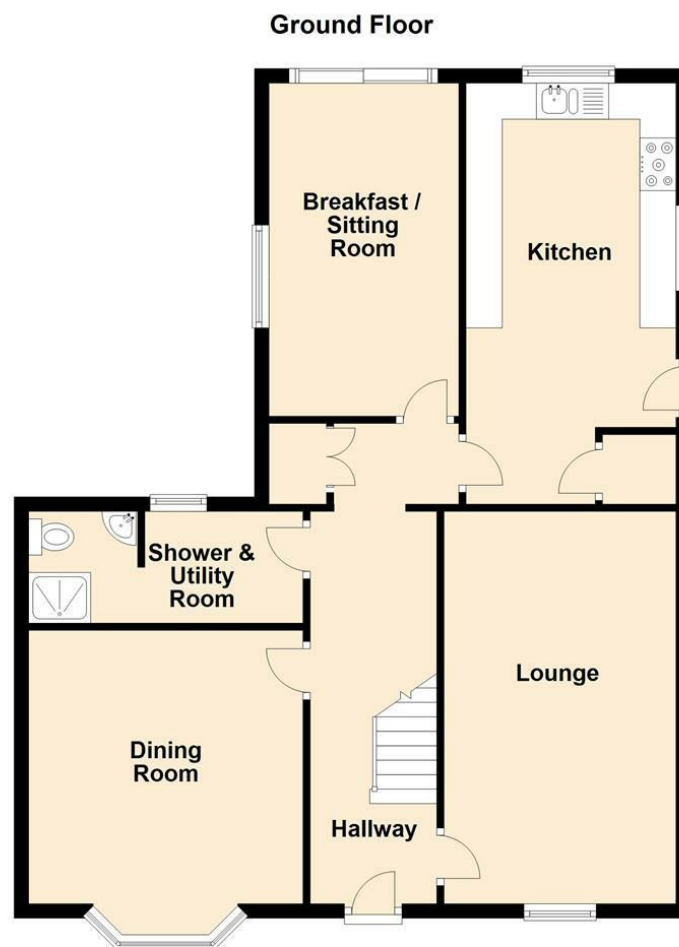
Council Tax
Band E.

Directions

Leaving Llanrwst towards the Coast - over railway bridge take sharp right back towards C T Roberts, bear left and The Brook is last property on left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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