



9 Maes Mawr

Llanrwst LL26 0HW

£259,950

A beautifully presented 3 bedroom semi-detached home in a popular residential setting, conveniently located for schools, leisure centre, shops and transport links on the outskirts of this bustling market town.
VIEWING HIGHLY RECOMMENDED

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

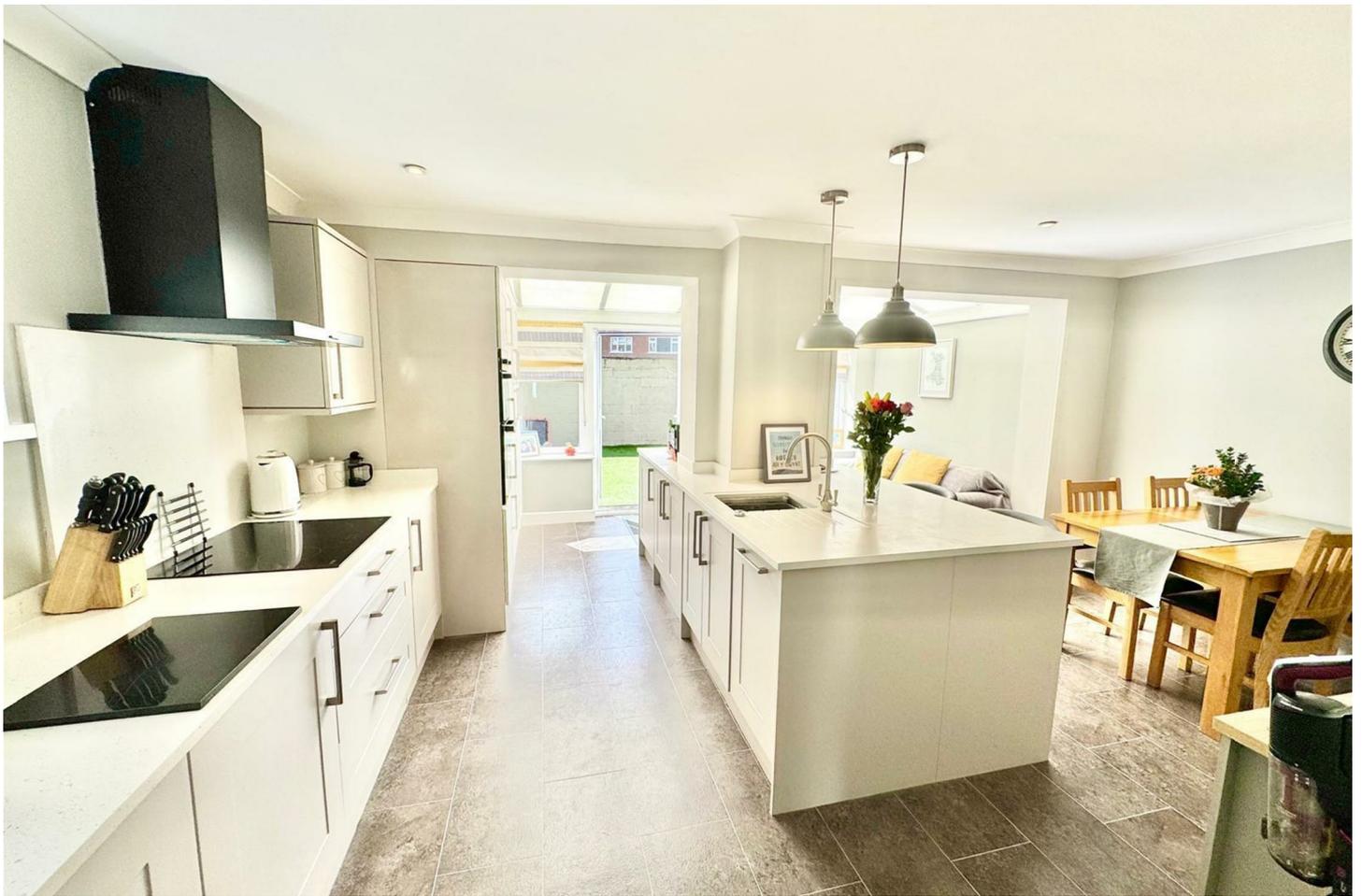
Set in a level position, this well-presented family home has been thoughtfully extended and modernised to provide bright, spacious accommodation with a contemporary finish.

The property benefits from an attractive enclosed rear garden with artificial lawn and seating areas, together with driveway parking and a garage (currently utilised as storage and utility).

Affording: Entrance Hallway with staircase leading to first floor, Lounge with recessed fireplace, Superb Open Plan Kitchen, Dining and Living Area – beautifully fitted with a range of units, quartz work surfaces, integrated appliances and central island with breakfast bar; French doors open out onto the rear garden, Conservatory/Day Room off the kitchen providing additional living space and garden aspect, 3 Bedrooms and Bathroom



Tel: 01492 642551
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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.

Front Entrance

Composite uPVC double glazed front door and window leading to reception hall, radiator, balustrade spindle staircase leading off to first floor level, pull out boot storage cupboard, cloak hanging hooks understairs. coved ceiling.

Lounge

10'10" x 12'5" (3.32m x 3.8m)

Feature recess fireplace with oak lintel over, tiled hearth, coved ceiling, TV point, uPVC double glazed window overlooking front, radiator.

Dining Kitchen

17'8" x 17'0" (5.4m x 5.19m)

Feature central island wrap around with range of fitted base and wall cupboards with stone worktops, integrated sink with drainer and mixer tap, integrated dishwasher, four plate ceramic hob with canopy extractor above, split level oven and grill, pull out larder, integrated tall fridge/freezer, dishwasher and washing machine.

Dining area - vertical contemporary wall panel radiator, coved ceiling, inset spotlighting, uPVC double glazed window,.

Rear sitting area with polycarbonate roof, uPVC double glazed windows and French doors leading onto rear garden, wall lights, sitting area enjoying a sunny rear aspect.



First Floor Landing

uPVC double glazed window overlooking side, built in linen storage cupboard, radiator.

Bedroom 1

10'8" x 8'4" (3.26m x 2.55m)

uPVC double glazed window overlooking front enjoying open aspect and views, radiator, built in wardrobe along one wall with sliding doors.

Bedroom 2

10'11" x 7'11" (3.34m x 2.42m)

Built in wardrobe, uPVC double glazed window overlooking rear, access to roof space.

Bedroom 3

7'4" x 6'6" (2.25m x 2.0m)

Built in wardrobe and storage cupboard with hanging hooks, radiator, uPVC double glazed window.

Bathroom

6'6" x 5'3" (2.0m x 1.62m)

Panelled bath with shower above, shower screen, concealed cistern w.c. vanity wash basin, radiator.

Outside

The property has a driveway at the side providing off road parking, small hard landscaped garden to front, enclosed rear garden with artificial grass and decking area providing al-fresco dining and seating area. Converted garage currently used for storage and utility area (2.64m x 5.7m) uPVC double glazed sliding door, space for freezer.

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.

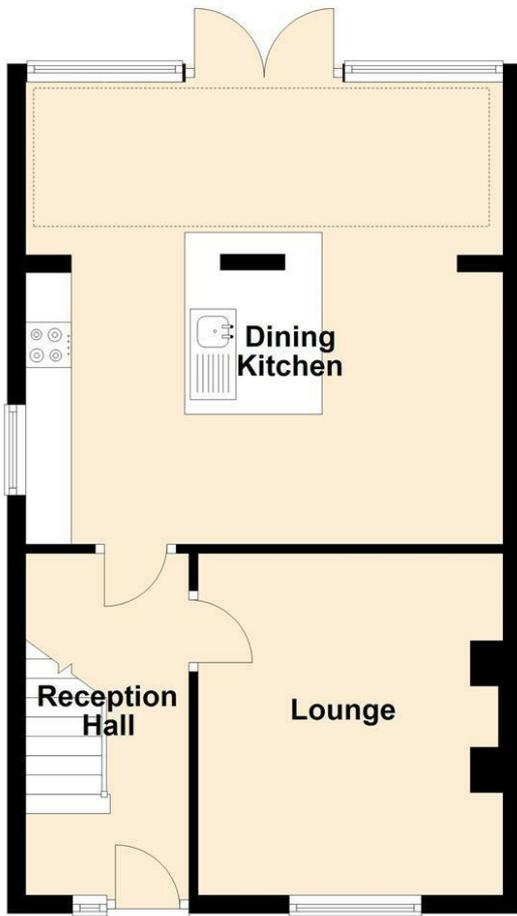
Council Tax

Band C.

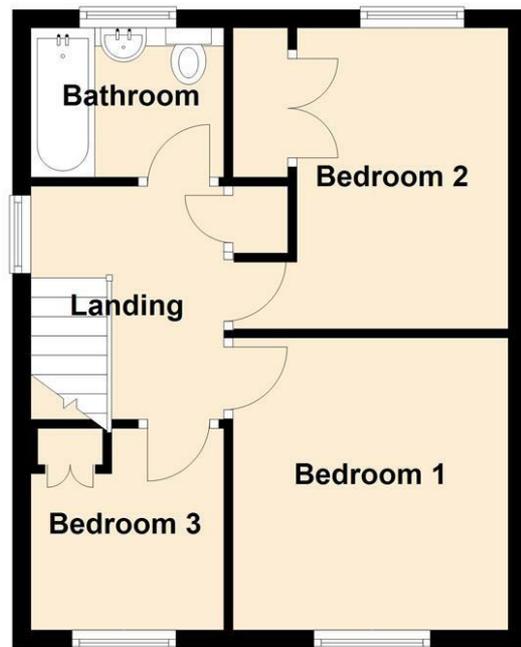


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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