Bryn Dedwydd Denbigh Street

Llanrwst LL26 0AW

£129,500

A traditional Victorian mid-terrace property offering spacious two-bedroom accommodation with enclosed gardens, situated in a convenient level setting close to town centre amenities.

Tenure - Freehold. EPC rating- C. Council Tax Band - C

This attractive stone and brick-fronted home enjoys a pleasant position within easy walking distance of local shops, primary and secondary schools, medical centre, playing fields and other community facilities. The property is ideally suited to first-time buyers, those looking to downsize, or anyone seeking a home with potential in a popular residential location.

Comprising two generous reception rooms, kitchen, two good-sized bedrooms and a large first-floor bathroom. uPVC double glazing and gas fired central heating. Excellent opportunity to personalise, modernise and add value. No onward chain.

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Located just on the outskirts of the town centre in a well-regarded residential area, the property offers convenient access to the surrounding amenities of Llanrwst and the wider Conwy Valley.

The Accommodation Affords:

(Approximate measurements only)

Entrance Vestibule

uPVC double glazed front door leading to entrance vestibule with Minton style tiled floor running into hallway.

Reception Hall

Double panel radiator, telephone point, coved ceiling, staircase leading off to first floor level.

Lounge

11'9" x 9'8" (3.59m x 2.96m)

Tiled fireplace surround and hearth, gas fire, bay window to front elevation, wall lights, radiator, coved ceiling.

Sitting / Dining Room

11'10" x 10'5" (3.63m x 3.2m)

Tiled fireplace surround and hearth, gas fire, double panel radiator, built in alcove storage cupboards, wall lights, uPVC double glazed window to rear. Timber and glazed door leading to rear Kitchen, understairs storage area.

Kitchen
8'11" x 6'6" (2.73m x 2.0m)
Base and wall cupboards, gas cooker point, single drainer sink, uPVC double glazed rear door and window.

First Floor Landing
Built in wardrobe, access to rear roof space.

Rear Bathroom
9'0" x 6'10" (2.75m x 2.1m)
Three piece suite comprising panelled bath, pedestal wash handbasin, low level w.c. wall tiling, double panel radiator, built in linen cupboard housing Worcester combi boiler.

Bedroom 1
13'1" x 10'10" (4.0m x 3.32m)
Two uPVC double glazed windows overlooking front.

Bedroom 2
12'9" x 8'1" (3.89m x 2.47m)
uPVC double glazed window overlooking rear, double panel radiator.

Outside
Small forecourt garden area with wrought iron gates and fencing, side passageway from end of terrace leading to rear garden. To the immediate rear of the house there is a small yard area with two lean-to sheds comprising former w.c. and coal store. On the opposite side of the passageway, there are steps leading up to a private garden with large flagged patio area, variety of established shrubs and plants and a dilapidated old timber garden store shed.

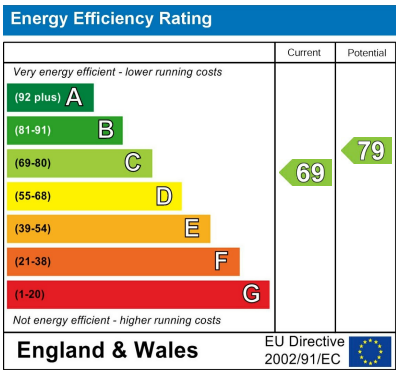
Services
Mains water, electricity, gas and drainage are connected to the property.

Viewing
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

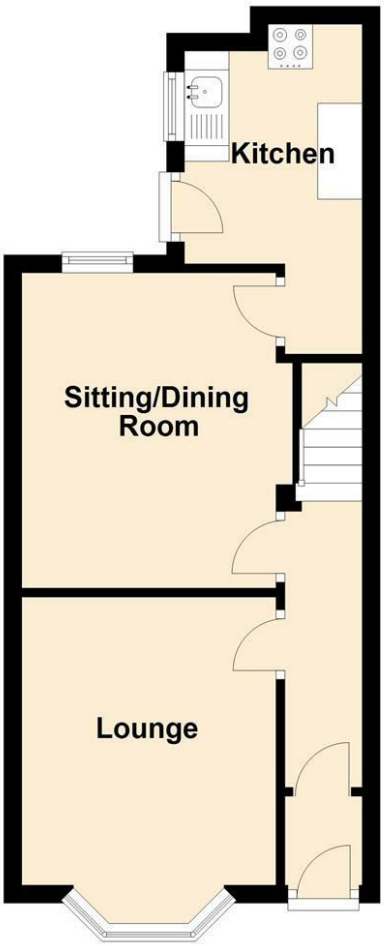
Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:
IDENTITY DOCUMENTS: a photographic ID, such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

Directions
Proceed from the Agent's office up Denbigh Street and the property will be viewed on the left hand side opposite the former Abbeyfield home.



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.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
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