



## 3 Glanddol

Maenan LL26 0YP

£149,950

A well presented 2 bedroom end of terrace property occupying an end plot with grass garden to side elevation.

Property benefits from off road parking, front garden, uPVC double glazed window, modern fitted kitchen. Within close proximity to Snowdonia National Park and all local amenities.

Affording Entrance Vestibule, Dining / Kitchen, Lounge, Bedroom 1, Bedroom 2, Bathroom.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





## Location

The Accommodation Affords  
(Approximate Measurements Only)

### Entrance Vestibule

8'3" x 7'7" (2.53m x 2.32m)

uPVC double glazed front door, uPVC double glazed window overlooking rear of property, floor tiling, cloak hook, doorway leading through into dining / kitchen.

### Dining / Kitchen

12'0" x 9'8" (3.66m x 2.97m)

Fitted range of base and wall units with complementary worktops, stainless steel single drainer sink with mixer tap, 4 plate ceramic hob with integrated electric oven below and canopy extractor hood above, under stairs storage cupboard, floor tiling, uPVC double glazed window overlooking rear, doorway leading through to Lounge.

### Lounge

12'7" x 10'6" (3.84m x 3.21m)

Feature fireplace surround with marble hearth and wooden lintel, uPVC double glazed sash window overlooking front of property, timber effect flooring, wall mounted electric heater.

### First Floor Level

Landing.





### Bedroom 1

12'6" x 10'1" (3.83m x 3.09m)

uPVC double glazed sash window overlooking front elevation, wall mounted shelving, wall mounted electric heater.

### Bedroom 2

9'11" x 3'5" (3.04m x 1.05m)

uPVC double glazed sash window enjoying views of surrounding hillssides wall mounted electric heater, storage cupboard with clothes rail and housing hot water cylinder.

### Bathroom

6'11" x 5'5" (2.11m x 1.66m)

Three piece suite comprising corner shower enclosure, low level W.C, pedestal hand basin, wall and floor tiling, heated towel rail, extractor fan, wall mounted mirror, storage heater.

### Outside

The property benefits off road parking, large plot (approx 1/4 acre), lawned area with a selection of trees and shrubs, hardstanding at rear of property for patio.

### Services

Mains water and electricity connected to property with private drainage.

### Council Tax

Conwy County Borough Council - Council Tax Band - "B"

### Viewing Llanrwst

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)

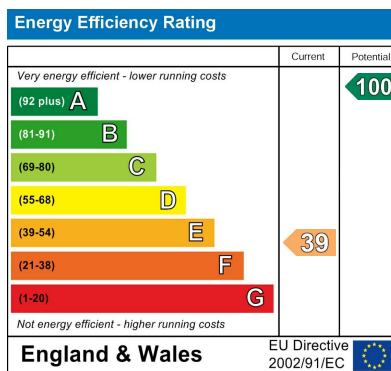
### Proof Of Funds

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.

### Directions

From Llanrwst office continue down the A470 towards the coast at Maenan the property will be viewed on the left hand side next to the A470 at the hamlet of Troed y Rhiw; row of cottages on the left hand side next to Maes Glas Camping Site.





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

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

