



Brookfield, 24 Cae Llan

Llanrwst LL26 0DH

£159,950

A traditional three-bedroom mid-terrace house occupying a convenient position within a cul-de-sac of similar local authority properties, situated within easy walking distance of Llanrwst town centre and its excellent range of shops, schools and local amenities.

Tenure- Freehold Council Tax- C EPC-TBA

The accommodation briefly comprises entrance porch, entrance hall, spacious lounge, dining/sitting room and kitchen to the ground floor. To the first floor there is a landing, three bedrooms and a shower room. The property benefits from gas-fired central heating and uPVC double glazing.

Small level garden to the front together and a generous rear garden which is mainly laid to lawn and provides excellent space for families. Paved patio, outside store and W.C, a useful timber and corrugated storage shed, detached garage and a substantial hardstanding area providing off-road parking for approximately three to four vehicles.

Excellent potential for further modernisation and personalisation to suit individual requirements.



Tel: 01492 642551

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



Location

The property is conveniently situated within the popular market town of Llanrwst, within walking distance of a wide range of local amenities including shops, schools, leisure facilities, doctors' surgery and public transport links. The town lies in the heart of the beautiful Conwy Valley and provides easy access to Betws-y-Coed, Conwy, the A55 Expressway and the wider Eryri National Park.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch

uPVC single glazed front entrance porch with floor to ceiling windows, timber and glazed door leading to small inner hallway, quarry tiled floor, staircase leading off to first floor level, telephone point. Timber and glazed door leading through to Lounge.

Lounge

16'0" x 12'0" (4.88m x 3.68m)

Feature Adam style fireplace surround with gas fire (not tested), TV point, uPVC double glazed windows overlooking front and rear elevation, dado rail, double panel radiator, coved ceiling.

Dining area

7'3" x 8'2" (2.23m x 2.51m)

(plus recessed alcove)

Gas fire (not tested), built-in corner cupboard housing gas meter with TV plinth above, TV point, dado rail, radiator, coved ceiling, uPVC double glazed window overlooking front. Archway leading to Kitchen.



Kitchen

8'4" x 9'5" (2.55m x 2.88m)

Fitted base and wall units with complementary worktops, 1.5 bowl sink with mixer tap, integrated oven, four ring hob with filter extractor above, plumbing for automatic washing machine, wall mounted central heating boiler (not tested), uPVC double glazed door and window to rear. Walk-in pantry cupboard and understairs storage with double glazed window overlooking rear, electric meters, light connected.

First Floor

Spacious landing, radiator, access to roof space, uPVC double glazed window overlooking rear, built-in linen cupboard.

Bedroom 1

8'7" x 15'8" maximum (2.62m x 4.78m maximum)

Two uPVC double glazed windows overlooking front, picture rail, radiator.

Bedroom 2

9'5" x 9'2" (2.88m x 2.81m)

Radiator, uPVC double glazed window overlooking front.

Bedroom 3

6'11" x (2.13m x)

uPVC double glazed window overlooking rear, radiator.

Shower Room

6'5" x 6'4" (1.97m x 1.94m)

Three piece suite comprising; enclosed shower cubicle with sliding doors, vanity washbasin, low level w.c. wall mounted lighted mirror above, wall tiling, built-in linen cupboard, radiator, double glazed window overlooking rear.

Outside

The property occupies a lovely position within the cul-de-sac and has a slightly set-back position with garden to front and also a sizeable rear garden, mainly flagged with lawned area. Detached car garage and sizeable hardstanding providing ample off-road parking, timber and corrugated built outside store shed and outside W.C.

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@imwestates.com

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 in the Llandudno direction, turn right into Parry Road by The Meadowsweet Hotel and then first right into Cae Llan. Follow the road around to the left, and the property will be viewed at the end of the cul-de-sac on the 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 opinion must be treated as given on the same basis as these particulars.

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