



## 2 Carrington Terrace

Llanrwst LL26 0EB

£275,000

A substantial, beautifully presented 6 bedroom townhouse in a convenient edge of town setting, within walking distance of all local amenities

VIEWING HIGHLY RECOMMENDED

Impressive three-storey townhouse offering generous and versatile family accommodation. The property has been tastefully upgraded and renovated in recent years whilst carefully retaining many original period features, including high ceilings, ornate coving, picture rails, pine panelled doors and a beautiful turned staircase.

The home is warmed by gas central heating and benefits from large sash-style windows allowing plenty of natural light.

To the rear is a private courtyard, providing a pleasant outdoor space with low maintenance in mind.



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





## 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.

The Accommodation Affords:  
(Approximate measurements only)

Covered Front Entrance:  
Original timber and glazed door leading to:

Reception Hall:

Tiled floor, dado rail, coved ceiling, radiator, balustrade staircase leading off to upper levels, pine doors leading off, under stairs storage cupboard.

Lounge:

16'1" x 13'0" (4.91m x 3.98m)

Feature Victorian slate fireplace surround with cast iron inset and slate hearth, picture rail, coving, radiator, TV point, sash bay window overlooking front.

Kitchen/ Diner:

14'5" x 14'0" (4.4m x 4.28m)

Dining Room:

Pine flooring, sash window overlooking rear.





### Kitchen:

Bespoke hand painted kitchen units with slate worktops and upstand, 1½ sink with mixer tap, central island unit with breakfast bar shelf in slate with space below. Recess former fireplace with mantle shelf over, concealed extractor, space for range cooker, tiled floor. Integrated dishwasher and pullout bin, kick board heater.

### Rear Entrance Hall:

Tiled floor, telephone point, double glazed window overlooking rear, radiator, timber and glazed rear door.

### Utility Room:

9'4" x 4'7" (2.87m x 1.41m)

Bespoke base and wall units, Belfast porcelain sink, plumbing for automatic washing machine and space for dryer. 'Baxi' central heating boiler, tiled floor, double glazed window to rear.



### First Floor

#### Rear Landing:

Access to roof space.

#### W.C:

Low level suite and wall tiling.

#### Bathroom:

Three piece suite comprising large shower enclosure with sliding glazed doors, roll top bath with claw feet, pedestal wash hand basin with mirror above, Victorian style radiator and towel rail, wall and floor tiling, vaulted ceiling.

#### Main Landing:

Further balustrade and spindle staircase to second floor level, radiator, picture rail.

#### Bedroom 1:

13'0" x 11'10" (3.97m x 3.63m)

Bay sash window overlooking front enjoying views, radiator, coved ceiling.

#### Bedroom 2:

13'0" x 9'10" (3.98m x 3m)

Sash window overlooking front with views, picture rail, radiator.

#### Bedroom 3:

14'5" x 14'0" (4.4m x 4.29m )

Overlooking rear, radiator, picture rail, built in wardrobe to recess.



### Second Floor

#### Landing:

Velux window, access to roof space.





#### Bedroom 4:

13'10" x 9'3" (4.24m x 2.82m)

Radiator, wardrobe to recess, alcove, cast iron former fireplace surround, sash window overlooking front with views.

#### Bedroom 5:

13'9" x 12'2" (4.2m x 3.71m)

Radiator, sash window to front with views, radiator.

#### Shower Room:

Enclosed shower cubicle, low level WC, wash basin, heated towel rail and extractor fan.

#### Bedroom 6:

14'11" x 9'4" (4.57m x 2.86m)

Radiator, sash window to rear, cast iron fireplace surround.

#### Outside:

Small forecourt garden to front of property, rear access with enclosed courtyard providing gravelled area for parking if required or outside seating, attached rear garden store.

#### Services:

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

#### Council Tax:

Band D.

#### 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 town square continue along Station Road (A470) in the direction of Llandudno. Pass Y Dolydd (Meadowsweet) Hotel on the right hand side and Carrington Terrace is further along on the right hand side.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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## Iwan M Williams Estate Agents

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