



## 72 Denbigh Street

Llanrwst LL26 0AW

£140,000

A substantial three storey end-terrace townhouse occupying a convenient central location within easy reach of the town's shops, services and amenities, including supermarket, doctors surgery and railway station.

Tenure: Freehold. EPC: E. Council Tax Band C.

Constructed with attractive stone elevations to the front, the property offers spacious three bedroom accommodation arranged over three floors together with a rear extension, enclosed seating area and off-road parking.

The property now requires complete internal modernisation and upgrading throughout, however it offers tremendous potential for those seeking to create a sizeable family home or investment property in a highly convenient location.

Enclosed forecourt to the front with wrought iron railings, whilst to the side there is a paved courtyard/seating area and hardstanding providing off-road parking facilities.

Features include partial UPVC double glazing, composite front entrance door, UPVC rear door.



Tel: 01492 642551

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

# Location

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)

## Entrance Vestibule

Composite double glazed front door leading to small Entrance Vestibule, block flooring, timber and glazed doors leading to Lounge / Dining Room.

## Lounge / Dining Room

26'0" x 12'1" (7.94m x 3.7m)

Feature brick fireplace surround with tiled hearth, gas fire (not tested), balustrade staircase leading off to first floor level, glazed window to side elevation, telephone point.

## Kitchen

7'7" x 5'11" (2.32m x 1.81m)

Base and wall units, single drainer sink with mixer tap, gas and electric cooker point.

## Rear Entrance and Utility

8'5" x 5'9" (2.59m x 1.77m)

uPVC double glazed door leading to front parking and courtyard area, plumbing for automatic washing machine and space for fridge and freezer, wall cupboards.

## Inner Pantry / Store Room

5'8" x 5'2" (1.75m x 1.59m)

## Shower Room

6'6" x 6'0" (2.0m x 1.84m)

Shower, low level w.c. pedestal wash handbasin, wall mounted fan heater (not tested), window overlooking rear.

## First Floor

Landing with further staircase to second floor.

## Bedroom 1 'L' shaped

10'8" x 12'1" maximum (3.26m x 3.7m maximum)

Built-in cupboards and wardrobes, uPVC double glazed window to front.

## Bathroom

11'9" x 8'8" (3.6m x 2.65m)

Window overlooking side elevation, low level w.c. pedestal wash handbasin, vanity unit with cupboards below, wall mounted Worcester boiler.

## Second Floor

## Bedroom 2

17'1" x 11'7" (5.21m x 3.55m)

Window overlooking side elevation.

## Bedroom 3

10'8" x 8'3" (3.27m x 2.52m)

Window overlooking front of property.

## Outside

To the right hand side there are twin timber gates leading to hardstanding for parking or courtyard garden area.

## 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

Continue from the Agent's office up Denbigh Street, pass the entrance to the railway station and the former Abbeyfield Home and the property will be viewed 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>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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