

24 Llwyn Brith

Llanrwst LL26 0HH

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£310,000

A Beautifully presented Extended Four Bedroom Semi-Detached Family Home in a Sought-After Cul-de-Sac Setting on outskirts of the Town.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC Rating - C. Council Tax Band - C



Occupying a pleasant position within a desirable residential cul-de-sac, this beautifully presented, extended four bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Enjoying a sunny aspect and far-reaching views towards the surrounding countryside, the property has been thoughtfully upgraded and modernised over the years to create a comfortable and inviting home.

The accommodation is well-proportioned throughout. A welcoming hallway leads to front lounge, offering spacious environment for relaxing, a superb kitchen and dining area, ideal for both everyday family life and entertaining. Impressive garden room extension, filled with French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are four well-proportioned bedrooms and a family bathroom with modern fittings and attractive tiling.

Off-road parking to the front, together with an integral garage. To the rear, the good-sized garden providing a lawned area along with patio space for outdoor dining and relaxation, all enclosed for privacy and safety.





Location

Located just off Betws Road, the property is conveniently situated for local amenities, schools and transport links, making it an excellent choice for families seeking a well-presented home in a popular and established neighbourhood.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Hall: 5'1" x 3'3" (1.56 x 1)
UPVC double-glazed outer door, recessed boot storage cupboard, timber and glazed door leading through to:

Small Reception Hall:
Staircase leading off to first-floor level, radiator.

Lounge 12'7" x 15'10" (3.86 x 4.85)
Feature fireplace, recessed fireplace surround with a slate hearth, TV point, double panel radiator, UPVC double-glazed floor-to-ceiling window overlooking the front, enjoying open aspect.

Access through to rear open plan Kitchen, Dining a

Kitchen: 16'0" x 7'9" (4.9 x 2.38)
Fitted range of base and wall units with complementary worktops, dual fuel cooker with extractor above, one and a half bowl sink with mixer tap, wall tiling, peninsular base units dividing from dining room, UPVC double-glazed window looking to the rear, UPVC double-glazed rear door leading to outside, doorway leading to utility room.

Dining Room: 15'9" x 8'10" (4.82 x 2.71)
Radiator, square archway and former window looking into:

Garden Room: 14'9" x 10'6" (4.5 x 3.21)
Floor-to-ceiling range of glazed windows along the rear and side, door leading to outside patio area.

Utility Room: 8'0" x 6'0" (2.44 x 1.84)
Plumbing for automatic washing machine and space for dryer, worktop, wall-mounted Ideal central heating boiler, space for American fridge.







First Floor:
Spacious landing, access to roof space, oak doors leading off.

Bedroom 1: 11'5" x 9'1" (3.48 x 2.79)
UPVC double-glazed window looking to the front, enjoying views to surrounding hillsides, radiator.

Bedroom 2: 10'10" x 9'5" (3.31 x 2.89)
Built-in wardrobe, radiator, UPVC double-glazed window looking to the rear, enjoying countryside views.

Bedroom 3: 15'9" x 7'9" (4.82 x 2.38)
UPVC double-glazed window looking to the front and rear elevation, radiator.

Bedroom 4: 7'8" x 6'5" (2.34 x 1.97)
UPVC double-glazed window looking to the front, radiator.

Bathroom: 5'5" x 5'10" (1.67 x 1.8)
Three-piece suite comprising panelled bath with shower above, concealed system WC and vanity wash basin, wall tiling, inset lighting, extractor fan, heated towel rail.

Outside:
Property benefits from a substantial rear garden, mainly lawned with outside patio areas for alfresco dining, space for garden shed, side access, outside water tap. To the front there is an integral car garage which is no longer used as a garage, but part of which has been used for the utility room, but provides excellent storage area with up and over door. The garage could be reinstated if required. Ample off-road parking.

Council Tax Band
Conwy County Borough Council tax band - C

Services:
Main, Water, Electricity, Gas and Drainage connected to the property,

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

Proof Of Funds





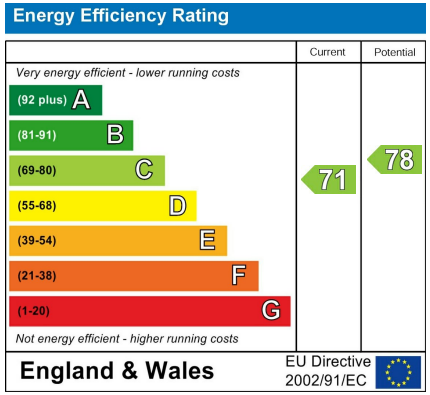


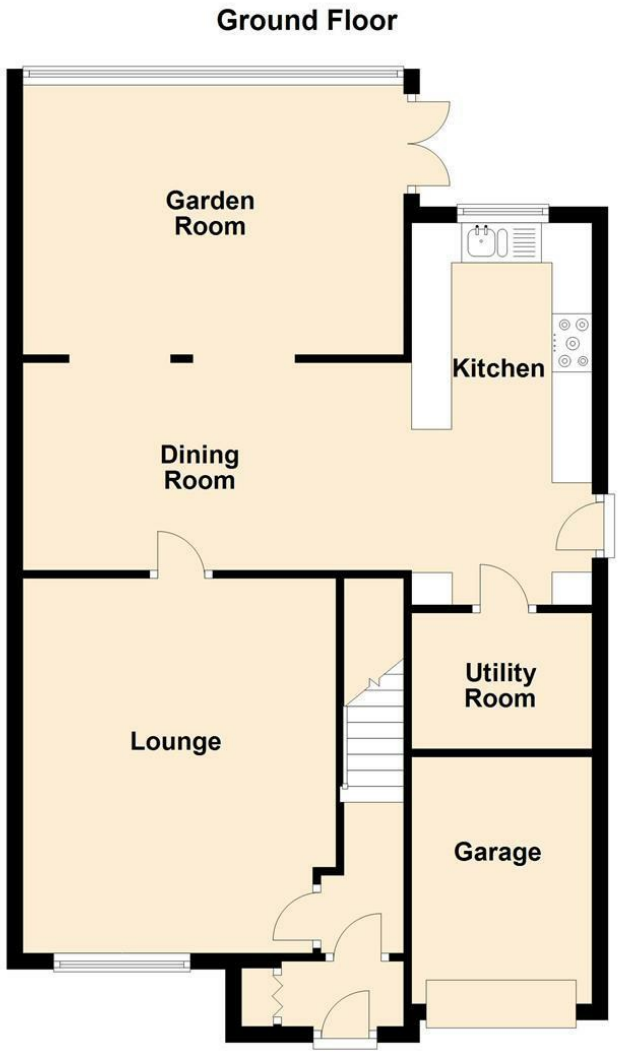
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport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













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.

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