

29 Llwyn Brith

Llanrwst LL26 0HH

£195,000

A spacious 3 bedroom dormer style bungalow with attached car garage, driveway and gardens. Popular setting in cul-de-sac on the outskirts of this traditional market town.

Tenure- Freehold Council Tax- D EPC- F





A light and airy 3 bedroom semi detached dormer bungalow which has been extended and converted to offer spacious family accommodation in a highly popular residential area. Affording: Reception hall, living room, large dining kitchen, 3 bedrooms (master en-suite), bathroom. Attached car garage and long driveway providing ample off road parking, Private rear garden and patio area. Open plan front garden. Night storage heating and uPVC double glazing.
No onward chain - Viewing Recommended.

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



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)

Reception Hall:

Timber and glazed front door; telephone points; staircase leading off to first floor level; uPVC double glazed window; understairs storage cupboard; night storage heater; coved ceiling; built-in recessed book shelving. Archway leading to rear hallway and bedroom area.

Dinning Kitchen:

21'5" x 8'6" (6.53 x 2.61)

Dining Area: uPVC double glazed window overlooking side; coved ceiling; night storage heater; door to living room. Kitchen: Fitted range of base and wall units with complementary worktops; 1½ bowl sink with mixer tap; electric cooker point; concealed extractor; plumbing for automatic washing machine and space and plumbing for dishwasher; wall tiling; uPVC double glazed window to rear and side elevation; uPVC double glazed stable rear door leading onto rear garden.

Living Room:

17'11" x 11'1" (5.48 x 3.39)

Sliding aluminium double glazed doors leading onto rear garden; coved ceiling; TV point; night storage heater.





Bedroom 1:
12'9" x 11'3" (3.91 x 3.44)
UPVC double glazed lattice leaded window to front elevation; night storage heater; coved ceiling.

Bedroom 2:
12'4" x 8'7" (3.77 x 2.62)
UPVC double glazed lattice leaded window to front; uPVC double glazed window to side elevation; night storage heater; coved ceiling.

Bathroom:
Three piece suite comprising panelled bath; pedestal wash hand basin; low level W.C; wall tiling; coved ceiling; wall mounted electric heater; uPVC double glazed window overlooking side of the property.

First Floor Landing:
Wall lights. Large walk-in eves storage cupboard with boarded flooring with power and light connected (this provides excellent storage area).

Master Bedroom:
3.25 x 5.17
UPVC double glazed window overlooking rear with views towards the Gwydyr Forest; built-in wardrobes. Large En-Suite Shower Room: shower enclosure with electric shower; vanity wash basin; low level W.C; wall tiling; dimplex electric heater; uPVC double glazed window overlooking rear; mirror and tiling; built-in cylinder cupboard housing cylinder and water tank; linen shelving.

Outside:
Open plan front garden, long driveway leading to garage, enclosed rear garden with random slate patio area; grassed garden with variety of shrubs and plants; outside water tap and lighting.

Garage:
6.34 x 2.38
Up and over door; reap personal door; electric meters; power and light connected.

Services:
Mains water, electricity and drainage are connected to the property. We understand that mains gas is also available but not connected to the property.

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

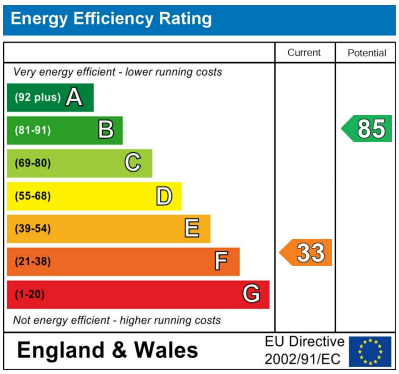
Directions:
Proceed from the agents office continue along the A470 towards Betws Y Coed, on leaving Llanrwst, turn left into Llwyn Brith continue up the estate and turn left into the cul-de-sac and the property will be viewed on the left hand side.

Proof of ID:
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.











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