



2 Tan Lan

Llanrwst

£269,950

An immaculately presented recently upgraded and refurbished 3 bedroom semi detached cottage with large rear garden.

Occupying a lovely hamlet setting within half a mile of the traditional market town of Llanrwst in the beautiful Conwy Valley. Largely extended offering beautifully presented, spacious accommodation marrying together the old and the new. Central heating, double glazing, large private garden, log burning stove, attractive fully fitted kitchen. Convenient setting within level walking distance of Llanrwst. Viewing Recommended.



Tel: 01492 642 551
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.

ACCOMMODATION

The Accommodation Affords: (Approximate measurements only)

Front Entrance Porch: Single glazed window to side elevation; timber and glazed front door; radiator.

Living Room/Dining Area: 13'9" x 12'1" (4.18 x 3.68) Recessed fireplace with multi fuel stove and slate lintel over; corner oak plinth with TV unit below; TV point; coved ceiling; uPVC double glazed window overlooking front; radiator. Square archway leading through to:

Dining Area: 13'1" x 10'6" (4 x 3.2) Staircase leading off to first floor level; recessed shelving; oak and glaze doors leading through to Kitchen.

Small Study/Store Room: 6'3" x 4'11" (1.9 x 1.49) Window to side elevation; cloak hanging hooks; radiator.



Large Dining Kitchen: 14'2" x 12'10" (4.32 x 3.9)
Fitted range of base and wall units with wooden worktops; single drainer sink; plumbing for automatic washing machine; space for fridge freeze; range cooker with 5 ring hob; stainless steel and glass canopy over; uPVC double glazed window and door to rear; two skylight windows; two vertical radiators; plumbing for dishwasher.

First Floor

Half Landing: UPVC double glazed window overlooking side.

Bedroom 1: 13'0" x 9'10" (3.95 x 3) UPVC double glazed window overlooking front; radiator; TV point; access to roof space.

Bedroom 2: 12'10" x 9'6" (3.9 x 2.9) UPVC double glazed window overlooking front with views; coved ceiling; telephone point; radiator.

Bedroom 3: 10'5" x 6'0" +recess (3.18 x 1.84 + recess) Wall mounted central heating boiler; double panelled radiator; shelving to recess; uPVC double glazed window to rear.

Shower Room: Large shower cubicle with jet power shower; vanity wash basin; low level W.C; chrome heated towel rail; inset spotighting; wall and floor tiling; extractor fan.

Outside: The property has small forecourt area with front seating area enjoying a westerly aspect views across the valley. Side access leads to rear door; outside water tap; steps leading up to large sunken style garden enjoying privacy, decked area enjoying extensive views across and down the Conwy Valley. Large grassed garden; timber garden shed and patio area. External lighting.

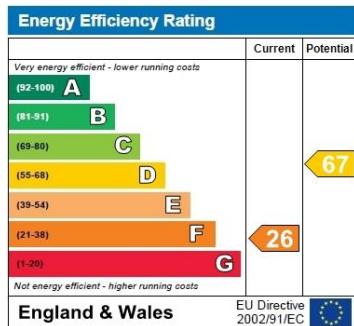
Services: Mains water, electricity, gas and drainage are connected to the property.

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

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.

Directions: From the agents office, continue along the A470 out of Llanrwst for approximately ½ mile, turn right signposted Llanddoged and immediately right again and the property will be viewed on the left hand side.





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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