



# Dedwyddfa

## Llanrwst

£195,000

A beautifully presented 3 bedroom semi-detached house occupying a level position within walking distance of the town centre.

Improved and upgraded home, offering stylish 3 bedroom accommodation in a popular residential area. Brick paved driveway together with rear parking, garage and gardens. Gas fired central heating and uPVC double glazing. Affording Entrance Hall, Living Room, Dining Room and Kitchen, 3 Bedrooms and Bathroom.

Viewing highly recommended.



Tel: 01492 55 55 00  
[www.iwanmwiliams.co.uk](http://www.iwanmwiliams.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)

Covered arched entrance: With uPVC double glazed front door and side panning leading to Reception hall. Double panelled radiator. Balustrade staircase leading off to first floor level. Undersdtairs storage cupboard housing electric metres. UPVC double glazed window to side.

Living Room: 13'1" x 12'0" (4 x 3.65) Feature Adam style fireplace surround with electric fire. UPVC double glazed bay window to front elevation. TV point. Double panelled radiator.

Rear Dining Room: 10'4" x 13'1" (3.15 x 4) Feature recessed former fireplace with timber lintel over. Radiator. Shelving to recessed alcoves. uPVC double glazed French windows leading onto rear garden and patio. Square archway leading to kitchen.



Kitchen: 10'9" x 7'1" (3.28 x 2.17) Fitted range of base and wall units with complimentary worktops. 4 ring gas hob. Stainless steel double oven and grill. Concealed extractor above. Single drainer sink. Wall tiling. Integrated fridge freezer. uPVC double glazed window overlooking rear of property.

First floor: Spacious landing with uPVC double glazed window overlooking side.

Bedroom 1: 11'10" x 11'2" (3.6 x 3.4) uPVC double glazed window overlooking front with open aspect and view. Radiator. Picture rail.

Bedroom 2: 10'6" x 9'10" (3.2 x 3) Built in cupboard housing boiler for central heating and hot water system. Picture rail.

Bedroom 3: 8'8" x 8'2" (2.63 x 2.5) Double panelled radiator. uPVC double glazed window overlooking front with open aspect and view.

Bathroom: 3 piece suite comprising panel bath and electric shower above, shower screen, pedestal wash hand basin, low level WC. uPVC double glazed window to rear elevation. Wall tiling. Inset spot lighting. Chrome ladder style heated towel rail.

Outside: Brick paved driveway allowing off-road parking. Path leading to enclosed rear garden with brick paved and grass areas, outside seating area, lean-to utility shed with plumbing for automatic washing machine and space for dryer. Power and light connected. Detached car garage. Lawn garden.

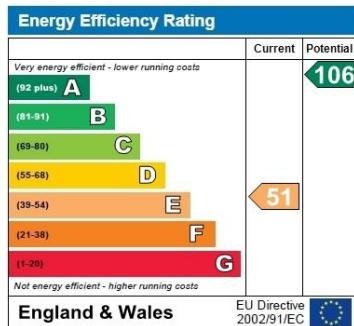
Services: Mains water, electricity, gas and drainage connected to the property.

Directions: Proceed from the town centre along the A470 in the direction of Llandudno, turn right into Parry Road and first right into Cae Llan and the property will be viewed on the left hand side.

Viewing: By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanwilliams.co.uk](mailto:enq@iwanwilliams.co.uk)

**Proof of I.D:** 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 or 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**

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 55 55 00  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: [www.iwanmwilliams.co.uk](http://www.iwanmwilliams.co.uk)

