



## 12 Y Berllan

Llanrwst

£215,000

A spacious well presented family home in popular residential area on the outskirts of the town centre, convenient for all amenities.

Well appointed 3 bedroom family home with good size gardens enjoying a sunny aspect, single car garage and driveway parking.

uPVC double glazing and gas fired central heating.

Within level walking distance of the town centre, railway station and schools.

Viewing Recommended.



Tel: 01492 642 551  
[www.iwanmwilliams.co.uk](http://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

Accommodation: The accommodation affords: (approximate measurements only)

Reception Hall: UPVC double glazed front and side panelling leading to reception hall with balustrade and spindle staircase leading off to first floor level; under stair storage cupboard; radiator; coved ceiling; telephone point; oak doors leading off to living room.

Living Room: 11'0" x 16'11" (3.36 x 5.15) Feature brick fireplace surround with coal effect gas fire, side plinths and timber mantel; TV plinth and recess below; wall lights; coving; double panelled radiator; uPVC double glazed window overlooking front; telephone point.

Dining Kitchen: 9'10" x 17'9" reducing to 8'0" in dining area (3 x 5.4 reducing to 2.45 in dining area) Kitchen - fitted range of base and wall units with complimentary worktops; integral electric oven; four ring gas hob and concealed extractor above; one and a half bowl single drainer sink with mixer tap; wine rack; inset spotlighting; uPVC double glazed window overlooking rear; uPVC double glazed side door leading on to driveway; built in cupboard housing Vaillant combi boiler for central heating and hot water; electric meters; unit with space below for fridge and microwave.



Dining Room: Dining Room - Peninsula unit opening on to dining room with double panelled radiator; TV point; coved ceiling; inset spotlighting; telephone point; sliding double glazed patio doors leading onto enclosed private rear patio.

First Floor Landing: Oak doors leading off; coved ceiling; uPVC double glazed window overlooking side; built in airing cupboard with radiator, linen shelving and hooks.

Bedroom 1: 13'0" x 10'10" (3.97 x 3.3) UPVC double glazed window overlooking front with views; double panelled radiator; coved ceiling; TV point.

Bedroom 2 : 8'8" x 11'8" (2.63 x 3.55) UPVC double glazed window overlooking rear with views overlooking garden; doubled panelled radiator; coved ceiling. Doorway leading through to inner lobby and study area:

Inner Lobby & Study Area: 6'7" x 8'10" (2 x 2.69) Radiator; coved ceiling; uPVC double glazed window overlooking front; under stairs storage area; balustrade and spindle staircase leading up to converted attic room.

Bedroom 3 : 18'0" x 11'2" (5.49 x 3.41) Range of built in eaves storage cupboards; velux double glazed windows overlooking rear with view; spotlighting; TV point; telephone point.

Bathroom Four piece suite comprising panelled bath, enclosed shower cubicle with electric shower, low level W.C and pedestal wash hand basin; half tiled walls; uPVC double glazed window to rear.

Outside: Property is situated in a cul-de-sac. With an attractive front garden, mainly laid to lawn with flower and shrub borders. Driveway leading up to single car garage with up and over door; plumbing for automatic washing machine; power and light connected. Enclosed private rear patio with Victorian style lamp and side access door; outside water tap; steps leading up to tiered garden, mainly grassed with shrubs and also second tier level paved patio seating area enjoying a sunny aspect and views to surrounding hills.

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

Directions: Up Denbigh street, turn right into School Bank Road continue past the former school playing field and The Perthi and take first right into the Berllan and the property will be viewed a short distance on the left hand side.

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



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

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