



## Apartment 1, 27 Watling Street

Llanrwst

£89,950

A beautifully presented, self contained ground floor apartment in convenient town centre location - close to all amenities.

Refurbished 1 bedroom apartment offering spacious, well appointed accommodation with the benefit of gas fired central heating, uPVC double glazing, modern fitted kitchen and bathroom. Convenient for all local shops, swimming pool, local school and popular walks.

Ideal first time investment or retirement property.

Viewing Highly Recommended



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The Accommodation Affords: (Approximate measurements only)

Ground Floor Open Plan Living, Dining and Kitchen Area: 26'3" x 12'9" reducing to 10'8" in kitchen area. (8 x 3.89 reducing to 3.26 in kitchen area.)

Living Room: Recess and TV/Media points for wall mounted TV, double panelled radiator, uPVC double glazed window overlooking front and side elevations, uPVC double glazed front door; understairs cupboard with electric meters.

Kitchen: Fitted range of modern base and wall units with complementary worktops; peninsular base units and breakfast bar sub-dividing from dining and living area; built-in stainless steel oven with canopy extractor hood above; wine rack; plumbing for dishwasher; wall tiling; integrated fridge and freezer; high level storage cupboards.

Inner Hallway: 12'11" x 6'4" (3.94 x 1.94) Double panelled radiator; uPVC double glazed window and door to rear courtyard.

Utility Room: 6'1" x 6'7" (1.86 x 2) Fitted base units; single drainer sink with mixer tap; plumbing for automatic washing machine; 'Baxi' central heating boiler; small uPVC double glazed window overlooking side elevation; radiator.

Bathroom: Modern three piece suite comprising P shaped bath with shower above; shower screen; vanity wash basin and concealed cistern low level W.C; wall tiling; uPVC double glazed window to side elevation; towel rail.

Bedroom 1: 14'3" x 11'10" (4.35 x 3.6) UPVC double glazed window overlooking side elevations and rear courtyard; TV media point; double panelled radiator.

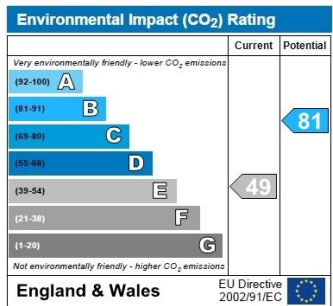
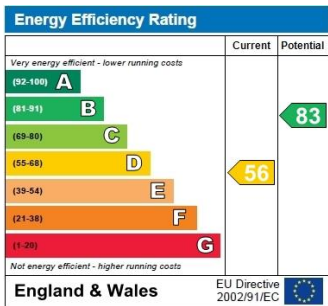
Outside: The property benefits from a small courtyard to rear, access from the rear car park and has understairs store shed.

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

Freehold: Details to be confirmed.

Directions: From the agents office, continue up Denbigh Street, turn right into Watling Street, continue half way down and number 27 is the property just before the turning into the car park and swimming pool 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.



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 opinion must be treated as given on the same basis as these particulars.