

1 BERRY BUILDINGS, LLANRWST
DEPOSIT: £410 £475 PER CALENDAR MONTH
£50.00 CREDIT CHECK PER APPLICANT
REFERENCE: 2538A



- SEMI-DETACHED
- ONE BEDROOMS
- EN-SUITE SHOWER ROOM

- NO DSS OR PETS
- £800 DEPOSIT
- EPC - C71

DIRECTIONS

From our Llanrwst office turn right onto Denbigh Street. Take the first right at Boots Chemist and the property is on the right hand side.

In Brief

A semi detached one bedroom cottage situated in a convenient location within the town centre. Recently converted. Newly fitted kitchen, shower room and floor coverings. Wooden framed sash double glazed windows. Gas fired central heating. Open plan kitchen and lounge, downstairs WC, bedroom with en-suite shower room. Parking for one car.

Open Plan Lounge/Kitchen 5.05m x 4.46m (16'7" x 14'8")

Laminate flooring. Inset spot lights. Radiator. Stairs to first floor.

Kitchen Area

With a range of newly fitted wall and base units having complimentary work surfaces and tiled splash backs. Stainless steel sink unit with mixer tap. Built in oven with four ring gas hob and overhead extractor fan. Space and plumbing for an automatic washing machine. Worcester combi boiler.

Downstairs WC

With low level WC, wash hand basin and extractor fan.

First Floor

Bedroom 3.43m x 2.38m + 3.02m x 2.59 max (11'3" x 7'10" + 9'11" x 8'6" max)

Laminate flooring. Radiator.

En-Suite Shower Room

Shower cubicle with mains shower. Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

Tax Band

The property is believed to be in TBC. Information from www.voa.gov.uk

Viewing Arrangements

Please contact our Llanrwst office on: 01492 640415 or email us at llanrwst@bobparry.info



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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