

BOBPARRY

LLANRWST
OFFERS IN THE REGION OF £145,000
REFERENCE: 23088



- THREE BEDROOMS
- CENTRAL HEATING
- DOUBLE GLAZING

- FRONT & BACK GARDEN
- GREAT INVESTMENT
- VIEWING RECOMMENDED

DIRECTIONS

From our Llanrwst office turn right at the Indian Restaurant and follow the road up to the crossroads. Turn left and take the second right. Follow the road to the top of Cae Tyddyn and the property is in the last terrace on the left overlooking the park area.

Brief Description

A three bedroom mid terrace family home situated on this popular estate within walking distance of the town centre and local amenities including primary and secondary schools. Enclosed front and rear gardens with a block built storage outbuilding to the rear. Overlooking children's play area to the front. Communal parking area. Gas central heating and uPVC double glazing throughout. Accommodation comprises:- entrance hall, lounge, dining kitchen, three bedrooms and a bathroom.

Accommodation (approximate measurements)

Entrance Hall

Radiator. Telephone point. Smoke detector. Stairs to first floor landing.

Lounge 3.91m x 3.81m (12'10" x 12'6")

Log burner on a tiled hearth. Television point. Dado rail. Ceiling light and fan. Built in storage cupboard.

Dining Kitchen 4.84m x 2.86m (15'11" x 9'5")

With a range of fitted wall and base units having complimentary work surfaces and tiled splash backs. Stainless steel sink unit with mixer tap. Space and plumbing for an automatic washing machine. Space for a fridge freezer. Understairs storage cupboard. Tile effect laminate flooring. Glazed uPVC door leading to the rear garden. Sliding uPVC patio doors.

First Floor Landing

Loft access hatch.

Bedroom One 3.44m x 2.82m (11'3" x 9'3")

Radiator and fitted wardrobe.

Bedroom Two 3.35m x 2.94m (11'0" x 9'8")

Radiator.

Bedroom Three 2.79m x 1.91m (9'2" x 6'3")

Radiator.

Outside

Lawned garden to the front. Enclosed rear garden with patio seating area, lawned area, block built outbuilding and access to rear service lane.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

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

Viewing Arrangements

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



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