



3 Tyddyn Terrace

Llanrwst

£139,950

A beautifully presented 2 bedroom inner terrace cottage occupying a lovely edge of town centre setting with gardens to front and rear.



This character 2 bedroom cottage has been extended at the rear and is within level walking distance of all shops, doctors surgery, library and other amenities within the town centre. The property benefits from uPVC double glazing and gas fired central heating.

Briefly Affording: Entrance Porch, Living Room, Dining Kitchen, Bathroom, 2 Double Bedrooms and basement room.



Tel: 01492 642 551
www.iwanmwilliams.co.uk



The Accommodation Affords: (Approximate measurements only)

UPVC double glazed front entrance porch: Further uPVC double glazed door leading through to:

Living Room: 14'1" x 12'0" (4.29 x 3.66) Feature fireplace with coal effect gas fire; TV point; uPVC double glazed window overlooking front; balustrade and spindle staircase leading off to first floor level; telephone point; beamed ceiling; doorway with stairs leading down to basement room. 15 unit glazed door leading to:

Rear Kitchen: 7'6" x 13'1" (2.29 x 3.99) Fitted range of base and wall units with complementary worktops; integrated oven and grill; four plate hob and extractor above; 1½ bowl single drainer sink with mixer tap; plumbing for automatic washing machine; tall cupboard integrated fridge freezer; wall tiling; uPVC double glazed window overlooking rear of the property; built-in electric meter cupboard; uPVC double glazed rear door; double panelled radiator.

Basement: 10'6" x 14'1" (3.19 x 4.28) Beamed ceiling; radiator.

First Floor

Landing: Built-in cupboard housing Worcester combi boiler for central heating and hot water system.

Bedroom 1: 14'1" x 11'0" (4.3 x 3.35) UPVC double glazed window overlooking front; built-in wardrobes and overhead storage; access to roofspace; dressing table and mirror behind; TV point; laminated floor; double panelled radiator.

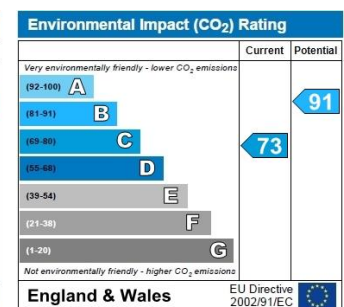
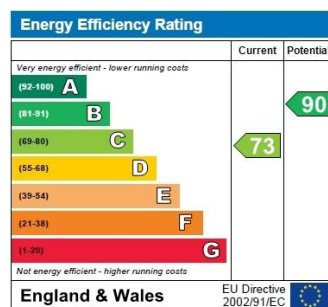
Bedroom 2: 7'8" x 6'7" (2.34 x 2) Double panelled radiator; uPVC double glazed window overlooking rear of the property.

Bathroom: Three piece suite comprising timber panelled bath with electric shower above; vanity wash basin; low level WC; radiator; uPVC double glazed window to rear.

Outside; Gravelled front garden; enclosed rear garden with low level fencing.

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.

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



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 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 or 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.