



19 Bro Geirionydd

Trefriw

£133,000

A well presented 3 bedroom family home occupying a pleasant corner position on a cul-de-sac of similar type dwellings within the village.



The property commands an elevated setting with open views overlooking the village and surrounding countryside and also backs onto open field at rear. Affording Entrance Hallway, Lounge/Diner, Kitchen, 3 Bedrooms and Bathroom. Rear and front gardens, communal front parking. Gas fired central heating and uPVC double glazing.

Viewing Recommended.



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





LOCATION

Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is 1 ½ miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south. The coastal towns of Llandudno and Colwyn Bay lie 12 miles north.

ACCOMMODATION

The Accommodation Affords: (Approximate measurements only)

Covered Front Entrance Porch: Leading to:

Entrance Hall: Stairs to first floor level; radiator; telephone point.

L-Shaped Living Room and Dining Room

Living Room: 12'6" x 12'6" (3.82 x 3.80) Gas fire with marble hearth and wooden surround; TV point; wall and ceiling lights; uPVC double glazed window overlooking front.

Dining Room: 9'9" x 8'7" (2.97 x 2.62) Radiator; uPVC double glazed window overlooking rear.



Kitchen: 10'2" x 10'0" (3.11 x 3.05) Base and wall units with complementary worktops and splashbacks. Space and plumbing for automatic washing machine; gas cooker point; radiator; door leading to outside garden area; uPVC double glazed window overlooking rear.

First Floor

Landing: Built-in storage cupboard; airing cupboard with water cylinder; access to roofspace.

Bedroom 1: 11'8" x 10'9" (3.55 x 3.27) Radiator; uPVC double glazed window overlooking front of the property.

Bedroom 2: 11'0" x 10'2" (3.36 x 3.10) Radiator; uPVC double glazed window overlooking front of the property.

Bedroom 3: 9'11" x 5'1" (3.03 x 1.54) Radiator; uPVC double glazed window overlooking rear.

Bathroom: Panelled bath with overhead electric shower; pedestal wash hand basin; partly tiled walls; radiator.

W.C: Low level W.C

Outside: Tiered front garden with path leading to front door, rear enclosed garden area backing onto open fields. Storage outbuildings and W.C and wash basin.

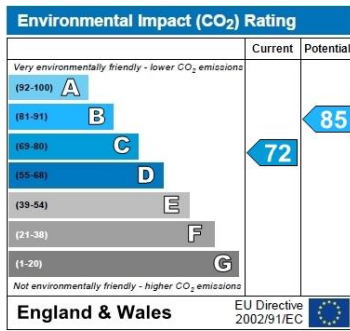
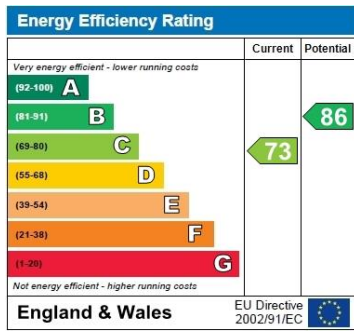
Services: Mains water, electricity, gas and drainage are connected to the property.

Agents Note: The property is subject to a local occupancy restrictions clause. Please ask agent for further details.

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

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