



8 Victoria Terrace

Trefriw

£165,000

A spacious, beautifully presented three bedroom, three storey townhouse enjoying extensive valley views.



Situated within the village centre of Trefriw, convenient for all local amenities. Character accommodation comprising entrance vestibule, reception hallway, two reception rooms, large dining kitchen, 3 bedrooms and shower room. Good size rear garden, extensive views across the Conwy Valley. Gas fired central heating and double glazing. Viewing highly recommended.



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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)

Front Entrance Vestibule: Timber and glazed door, leading to:

Reception Hall: Balustrade and spindle staircase leading up to first floor level and down to lower ground floor.

Front Sitting Room: 13'9" x 12'1" (4.19 x 3.68)
UPVC double glazed window overlooking front, built in book shelving across one wall, coving, telephone point, small uPVC double glazed window to side elevation, double panelled radiator.

Living Room: 16'0" x 11'11" (4.87 x 3.64)
Feature timber fireplace surround with cast iron inset, TV point, double panelled radiator, large bay window overlooking rear enjoying panoramic views, radiator, coved ceiling, uPVC double glazed window to side elevation.

Staircase down to lower ground floor level:



Kitchen Diner: 15'9" x 10'10" (4.79 x 3.3) Fitted range of modern base and wall units with complementary worktops, one and a half bowl sink with mixer tap, plumbing for automatic washing machine and space for dryer, breakfast bar, split level stainless steel oven and four ring gas hob with glass and stainless steel canopy extractor over. Space for fridge freezer, tiled floor with underfloor heating, uPVC double glazed window to rear, timber and glazed rear door, understairs storage cupboard. Integrated fridge and freezer.

First Floor: Landing with access to roof space.

Bedroom 1: 12'1" x 12'2" (3.69 x 3.72) TV point, double panelled radiator.

Bedroom 2: 11'11" x 12'2" (3.63 x 3.72) Exposed timber floorboards, uPVC double glazed window overlooking side enjoying views, double panelled radiator, coved ceiling, recessed former fireplace.

Bedroom 3: 9'1" x 7'9" (2.77 x 2.36) UPVC double glazed window overlooking rear, radiator, built in linen cupboard and second cupboard housing Worcester central heating boiler.

Shower Room: Shower cubicle, low level WC, pedestal wash hand basin, extractor fan, fan heater.

Outside: The property has a good size grassed garden to rear with corner decking (to be completed), outside store shed and WC.

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

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

Directions: Proceed into the village of Trefriw from the direction of Llanrwst, continue over the bridge, passing the fairy falls hotel on the right, take the next left after the post office and right immediately in front of the chapel and Victoria Terrace is on the right 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 option must be treated as given on the same basis as these particulars.

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