

BOBPARRY

34 WATLING STREET, LLANRWST
OFFERS IN THE REGION OF £175,000
REFERENCE:



- MID TERRACE 3 BEDROOM HOUSE
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING

- YARD TO THE REAR
- IDEAL FAMILY HOME
- EPC - TBC

DIRECTIONS

Proceed down Watling Street passing the entrance to the swimming pool and car park and the property will be found on the right hand side.

Brief Description

A mid terrace three bedroom family home situated in a convenient town centre location close to the primary school, swimming pool, playing fields and shops. Double glazing and gas fired central heating. Enclosed front yard and yard to the back with access from a rear service lane. Viewing is highly recommended by the selling agent.

Accommodation (Approximate Measurements)

Entrance Hall

Lounge 3.98m x 3.52m (13'1" x 11'7")

Dining Room 4m x 3.51m (13'1" x 11'6")

Kitchen 2.94m x 2.9m (9'8" x 9'6")

First Floor

Bathroom

Bedroom No: 1 4m x 2.78m (13'1" x 9'1")

Bedroom No: 2 2.4m x 2.28m (7'10" x 7'6")

Bedroom No: 3 2.99m x 2.23m (9'10" x 7'4")

Outside

Rear enclosed yard with seating area and store.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in C.
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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