



Llewelyn Terrace
Glan Conwy
Colwyn Bay
Conwy
LL28

Offers In Excess Of £190,000

bettermove

Llewelyn Terrace

Colwyn Bay

Bettermove are proud to present this 3 bedroom terraced house in Glan Conwy. Available with no forward chain.

This property benefits from double glazing, wood burner and gas central heating throughout, with on street parking available.

The council tax band is C.

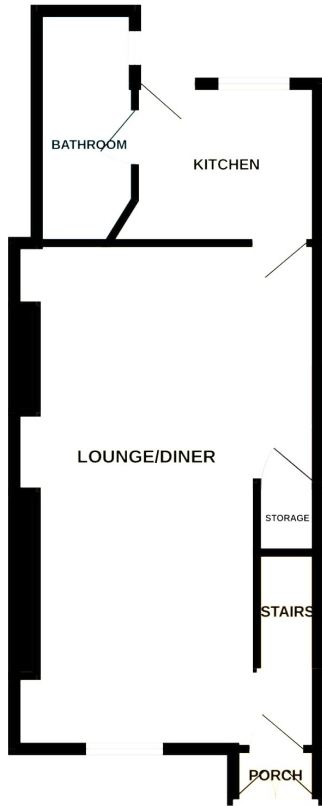
The interior of this beautifully presented property comprises a spacious living/dining area, family bathroom, storage room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months. This property could also be a great investment for renting as an Airbnb.

Located in the popular village of Glan Conwy, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and is an hours drive to Snowdonia. Excellent transport connections can be found from Glan Conwy train station (492 ft), variety of bus routes and the A55.

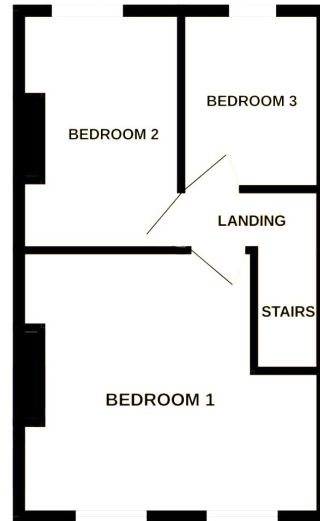
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	86
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	75	85
England, Scotland & Wales	EU Directive 2002/91/EC	



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