



Apartment 3 Willow Street, Llanrhwst, LL26 0ES
£185,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	73	A	A
60	73	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

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Tenure

Leasehold-999 year lease from 1987.

Council Tax

Band - C - Average from 01-04-2026 £2,198.07

Property Description

Approached via a set of steel steps, the entrance is elevated and leads to a private terrace area, offering an inviting outdoor space that can easily be enhanced with potted plants and seating to create a vibrant first impression.

A frosted entrance door, flanked by matching side panels, opens into a welcoming reception and dining area which immediately showcases the character of the property. This spacious central hub benefits from vaulted ceilings and exposed beams, adding warmth and individuality throughout. The layout flows naturally into a generous dining area, ideal for entertaining or family meals, while an open void above the kitchen provides useful additional storage space. A practical storage cupboard discreetly houses the central heating boiler. From here, a door opens onto a second balcony terrace enjoying an easterly aspect— an ideal spot to enjoy a morning coffee while soaking in the peaceful surroundings.

The kitchen is positioned just off the dining area and is fitted with charming handmade pine wall and base units, complemented by vinyl flooring and tiled splashbacks. Practical and well-equipped, it features an integrated gas hob and electric fan-assisted double oven with grill, along with a one-and-a-half sink and drainer. There is space for a freestanding fridge freezer, washing machine, and dishwasher, while a breakfast bar provides an additional casual dining or preparation space.

Accessible from the reception area, steps lead down into the main lounge, creating a cosy and intimate living space with a distinctive split-level feel. Full of charm, this room enjoys vaulted ceilings, exposed beams, and a Velux window that allows natural light to pour in. There is ample room for a range of lounge furniture, making this a

comfortable and characterful retreat.

The principal bedroom is situated on the lower level and is a wonderfully spacious and unique room, brimming with character thanks to its vaulted ceiling and exposed timber beams and framework. Stairs rise from the bedroom to a mezzanine area, creating an additional flexible reception space that could serve as a reading nook, dressing area, or home workspace. Beneath, the en-suite bathroom is well-appointed with a fitted bath, separate shower, wash basin, WC, and bidet.

The second bedroom is positioned on the upper floor and offers generous proportions, comfortably accommodating a double bed alongside additional furniture. The third bedroom is another well-sized double, with room for freestanding wardrobes and further furnishings.

A fourth room is currently utilised as a secondary sitting room, highlighting the flexibility of the accommodation, but is equally spacious enough to serve as an additional bedroom if desired.

The main bathroom is fitted with partially tiled walls and offers a practical suite comprising a fitted bath, separate shower cubicle, WC, and wash basin.

This unique duplex apartment offers an abundance of charm and adaptable living space rarely found within town centre properties, all within a beautiful historic setting.

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Entrance

Dining Area

25'11" x 17'3" (7.90m x 5.28m)

Kitchen

12'9" x 8'10" (3.90m x 2.71m)

Bedroom No: One

15'1" x 10'4" (4.62m x 3.16m)

Bedroom No: Two

10'5" x 9'2" (3.20m x 2.81m)

Bedroom No: Three

10'4" x 9'6" (3.15m x 2.90m)

Bathroom

7'8" x 7'0" (2.34m x 2.15m)

Living Room

19'9" x 16'2" (6.03m x 4.95m)

Master Bedroom

13'10" x 12'2" (4.23m x 3.72m)

En-Suite

10'7" x 6'0" (3.23m x 1.84m)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate

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Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

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Mezzanine

13'9" x 9'6" (4.21m x 2.92m)

