



## Pen Y Clogwyn

Llanbedr Y Cennin LL32 8JA

£345,000

A traditional character detached Grade II Listed Welsh long cottage set in idyllic, quiet countryside setting.

Set in good size plot in a slightly elevated position commanding extensive views across and down the Conwy Valley.

Pen Y Clogwyn is an extended stone cottage which has been owned by the same family for over five decades. Offering traditional character accommodation with inglenook fireplace and beam ceilings.

Affording: Living Room, Kitchen, Inner Hallway, Bedroom 2, Bedroom 1, Shower Room and Utility Porch.

Outside Store sheds and large grassed gardens, surrounded by open farmland and wooded areas.

Ideally located on the edge of the village with direct access onto popular circular walks.

Viewing Recommended.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





## Location

### Llanbedr y Cennin

Llanbedr y Cennin is a small popular village situated within the Conwy Valley approximately equal distance from the medieval castle town of Conwy and the traditional market town of Llanrwst. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

The Accommodation Affords:  
(approximate measurements only)

### Living Room:

13'6" x 12'2" (4.13 x 3.71)

Feature vaulted ceiling and exposed roof timbers, large inglenook fireplace surround with 'Morso' stove with stone and side plinths, sky light window, window to front and rear elevation.



### Kitchen:

10'2" x 6'8" (3.1 x 2.05)

fitted base units with worktops over, integrated oven, four plate ceramic hob and stainless steel back plate, single drainer sink, tiled floor, open rafter ceiling, window to front elevation.

### Inner Hall:

uPVC double glazed window to rear.



### Bedroom 2:

10'6" x 682'4" (3.22 x 208)

open rafter ceiling, window to front elevation, built in storage cupboard/ wardrobe.

### Bedroom 1:

13'7" x 12'1" (4.16 x 3.69)

Vaulted ceiling, 'A' frame roof timber and open rafter ceiling, sky light window, fireplace surround.

### Inner Lobby:

### Shower Room:

Corner shower cubicle, low level WC, vanity wash basin, uPVC double glazed window, wall and floor tiling, chrome heated towel rail.

### Utility Porch:

8'5" x 4'7" (2.57 x 1.4)

Plumbing for automatic washing machine, electric water heater, window and door to outside.

### Outside:

Outside storage shed with diesel generator, to the other side there is also an additional block built store shed. Large grassed gardens enjoying extensive views surrounded by open countryside.

### Services:

Mains water and electricity, septic tank drainage.

### Council Tax Band:

Conwy County Council tax band 'D'.

### Viewing

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

### Directions:

The official access to the property is through the village, turn right towards the church and continue past the row of cottages on the left hand side, follow the road down past bungalows and houses on the right, where the road turns sharply left take the right hand side gate towards Primrose Bank, close the gate behind, follow the road past Primrose Bank on the left and follow round to right ( Please note that the road gets narrow here and if you are driving large car we suggest that you park in the village and walk down on the first occasion) The property will be viewed on the right hand side next to a gate and a graveyard.


### Proof of Identity

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>		
(21-38) <b>F</b>	15	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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.

### Iwan M Williams Estate Agents

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

