



Gorsedd House Swan Square

Llanfairtalhaiarn LL22 8RY

£359,950

A substantial, beautifully presented double fronted house in a quiet corner setting just off the village square. Character home offering spacious family accommodation over three floors.

Gorsedd house is a traditional house which has been sympathetically upgraded over the years, retaining original features throughout.

Set in a pleasant village centre setting close to local amenities including shop/Post Office and village Inn.

Llanfairtalhaiarn enjoys a picturesque riverside setting in the beautiful Elwy Valley, approximately 5 miles inland from Abergele and the A55 Expressway.

Oil fired central heating, traditional sash windows, bespoke oak kitchen and Rayburn. Front cottage style garden and summerhouse, rear courtyard garden and steps leading to elevated grassed garden and seating area enjoying extensive views over the village and surrounding countryside.

Viewing highly recommended.



Tel: 01492 555500

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





Location

Central village setting close to all local amenities. Llanfairtalhaiarn is a small village with a good community, lying approximately 5 miles south of Abergelge in the Elwy Valley.

The Accommodation Affords:
(approximate measurements only)

Open Front Porch:
Leading to:

Reception Hall:
Stable front door; 'Minton' style tiled flooring; understairs storage cupboard; radiator; timber and glazed rear stable door; timber panelling. Balustrade staircase leading off to first floor level.

Lounge:
10'7" x 16'0" (3.25m x 4.88m)
Large sash bay window overlooking front with open aspect, views overlooking village square. Feature fireplace surround with cast iron inset, slate hearth; coving; recessed alcove with shelving and cupboard; wall lights; radiator.

Dining Kitchen:
21'3" x 10'2" (6.48m x 3.11m)
Limestone flooring and beamed ceiling.

Dining Area:
Dining area with sash window overlooking front.



Kitchen:

Oil fired Rayburn which provides for central heating and hot water. Bespoke, handmade aged oak kitchen units with burr oak worktops; space for washing machine; porcelain 'Belfast' sink with mixer tap; plate rack; drawer units; space for fridge freezer; French windows leading off to rear courtyard garden; oak doors leading off; inset spotlighting and beams.

Rear Sitting/Sun Lounge:

12'4" x 10'7" (3.76m x 3.25m)

Sliding patio doors leading to rear courtyard; Georgian style window to rear; radiator.

FIRST FLOOR - Landing:

Sash window overlooking rear; further staircase leading to second floor level.

Bathroom:

5'10" x 10'3" (1.79m x 3.14m)

Timber panelled bath, low level WC. and pedestal wash hand basin; limestone flooring; recessed bespoke shelving; built-in airing and linen cupboard.

Bedroom No 1:

9'5" x 9'8" (2.88m x 2.95m)

Sash window overlooking rear; radiator; cast iron fireplace surround.

Bedroom No 2/Study:

11'6" x 9'4" (3.51m x 2.85m)

Cast iron fireplace surround; radiator; built-in coat storage cupboard; sash window overlooking front.

Bedroom No 3: (Main Bedroom)

12'0" x 10'5" (3.67m x 3.2m)

Sash window overlooking front; cast iron fireplace surround; double panelled radiator; recessed walk-in wardrobe with bespoke shoe rack and shelving.

SECOND FLOOR - Landing:

Access to roof space; skylight window.

Bedroom No 4:

16'4" x 9'10" (5m x 3m)

With some restricted headroom. Sash window overlooking front with open aspect; large velux window overlooking rear; uPVC double glazed window to side; radiator; oak doors.

Bedroom No 5:

16'11" x 10'5" (5.16m x 3.2m)

Large velux double glazed window to rear; sash window to front; radiator; eaves storage cupboard.



Shower Room:

Electric shower, wash basin and low level WC (saniflow); ladder style heated towel rail; velux window; inset spotlighting.

Outside:

The property occupies a lovely village centre location with small courtyard garden to front; summerhouse and variety of established shrubs and plants. Side of the property houses the oil tank. Enclosed rear courtyard garden with steps leading up to terraced patio area and further steps leading up to elevated grassed garden with greenhouse and timber shed; seating area enjoying extensive views over the village to surrounding hillsides.

Services:

Mains water, electricity and drainage. Oil fired central heating.

Council Tax Band:

Conwy County Borough Council tax band E.

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

Directions:

From Abergele continue for approximately 4.7 miles into Llanfairtalhaiarn, in the village turn left off the main road over the stone bridge pass the Black Lion Inn into the village centre, Post Office on the right, turn left and the property will be viewed in the far left hand corner.

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
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		27	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.
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