



Ty Hwnt I'r Afon

Rowen LL32 8YT

£635,000

A substantial, beautifully presented family home occupying an idyllic riverside setting within the picturesque village of Rowen in the beautiful Conwy Valley.

Set in beautifully maintained gardens, this stunning home offers quality accommodation marrying together traditional features with modern comforts. Impressive central reception hall with feature oak staircase and galleried landing, superb lower level drawing room opening onto conservatory/ sun room. Superb new fully fitted modern kitchen with central island and range of integrated appliances. En-suite master bedroom. Double garage, attractive outside seating area, riverside setting, stunning gardens. Viewing Highly Recommended.



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



Location

Rowen is a picturesque village in the Snowdonia National Park approximately 3 miles from the historic medieval Castle town of Conwy and a further 2 miles to the Victorian resort of Llandudno, also excellent transport facilities provided by the A55 expressway and the main line rail services.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch:

Tiled floor, delph rack, uPVC double glazed window and solid oak door leading through to:

Impressive Reception Hall:

15'9" x 19'8" (4.82 x 6)

Feature oak turn staircase leading off to first floor galleried landing, understairs storage, radiator, coved ceiling, uPVC double glazed window to front, telephone point, herringbone oak flooring.

Cloakroom:

Low level WC and wash basin.

Oak door with inset central glass panel from reception hall leading to:

Large Dining Kitchen:

19'8" x 12'2" (6 x 3.72)



Kitchen:

Fitted range of shaker style modern units comprising base and wall units and a bank of high level cupboards along one wall with a range of integrated appliances comprising two stainless steel integrated ovens and combination microwave oven and grill, large corner larder walk in unit, integrated dishwasher, integrated fridge freezer, composite granite 1 1/2 bowl single drainer sink with mixer tap, large oversized central island with integrated units below, range of shelving and cupboards, five ring gas hob and pop up electrical sockets and wireless charging unit. The worktops are 'Wenge' tropical hardwood worktops. Herringbone parquet flooring, inset spotlighting, floor to ceiling uPVC double glazed picture window.

Dining Area:

Sash double glazed windows to front elevation, vertical contemporary double panelled radiator, uPVC double glazed French doors leading onto side flagged terrace for alfresco dining.

From Main Reception Hall:

Small oak stairs leading down to:

Large Drawing Room:

27'3" 18'4" (8.33 x 5.61)

An impressive room with high ceiling, feature recessed 'Clearview' multi fuel stove; coved ceiling, three double panelled radiators, TV point, Sliding patio doors.

Sun Lounge/ Conservatory:

18'4" x 11'5" (5.61 x 3.48)

Tiled floor, glazed roof and windows, fully fitted blinds, door leading onto side patio, radiator.

Utility and Study:

13'1" x 15'8" (3.99 x 4.78)

Impressive range of base and wall units with complementary worktops, 1½ bowl single drainer sink, built in wine rack, plumbing for automatic washing machine and dishwasher, concealed lighting, gas ring hob, split level oven and grill, beamed ceiling, peninsular breakfast bar with units below, sash uPVC double glazed windows overlooking rear.

First Floor:

Stunning Galleried Landing:

Double panelled radiator, uPVC double glazed sash window overlooking rear. Built in linen/ airing cupboard, access to roof space.

Bedroom 1:

15'7" x 14'2" (4.76 x 4.33)

Range of fitted bedroom wardrobes, double panelled radiator, sash window overlooking rear, coved ceiling, doorway leading through to:

Large modern En-Suite:

Large walk in shower with glazed screen, vanity wash basin with mirror above, low level WC, free standing modern bath with chrome upstand mixer tap, half tiled walls, floor tiling, coving, inset spotlighting, sash window overlooking front, chrome heated towel rail.



Shower Room:

Shower enclosure, fully tiled surrounds, vanity wash basin with mirror above, built in linen storage cupboard.

Bedroom 2:

13'1" x 8'9" (4 x 2.68)

Double panelled radiator, sash double glazed window overlooking rear, built in wardrobes and bedside cabinets, coved ceiling.

Cloakroom

Comprising fully tiled room. Low level wc, wash basin with mixer tap

Bedroom 3/ Currently used as Study:

10'8" x 9'3" (3.27 x 2.84)

Range of built in wardrobes with bedside cabinets and headboard, overhead plinth with inset spotlighting, double panelled radiator, sash double glazed window to front elevation.

Outside:

The property commands a lovely position within the village enjoying much privacy, backing onto a beautiful small river and also intersected by small stream. The property has attractive landscaped gardens comprising lawned areas, herbaceous borders, variety of specimen plants and trees, large rear patio and seating area providing an idyllic area for alfresco dining. Side sun terrace for alfresco dining with direct access from new Dining Kitchen.

Outside electric sockets available off dining kitchen and to front of house. Security lighting provided around the property together with wall mounted up and downlight.

Flagged driveway providing ample off road parking and also access to:

Large Double Garage:

Power and light connected, 'Worcester' central heating boiler, up and over door.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Agent Note:

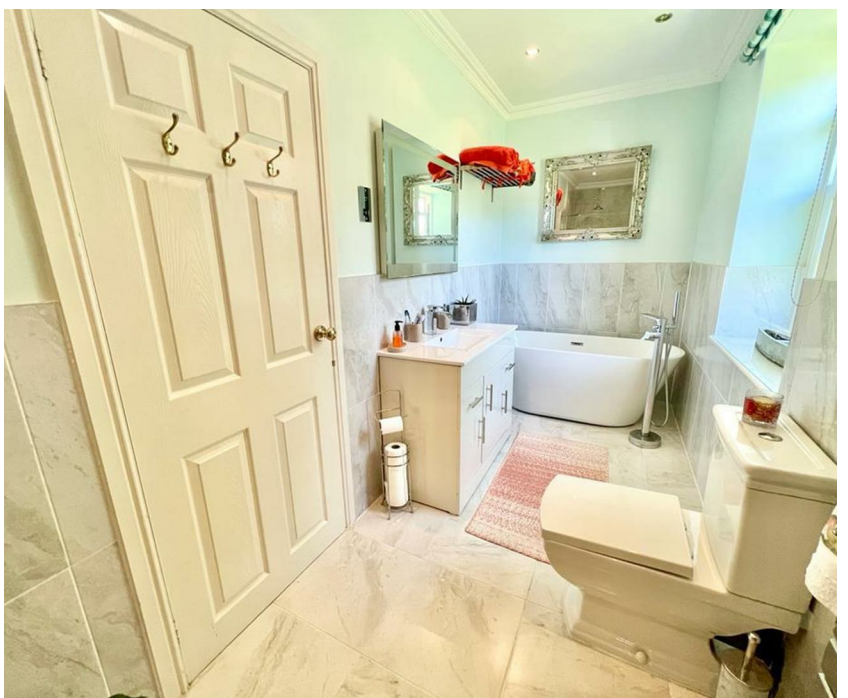
The property has been re-wired throughout. New wood burning stove fitted 2022 to lounge. New condensing boiler fitted 2022.

the loft space is boarded, has power and light and would provide opportunity to convert (subject to consent).

New Temperature Regulated Valves fitted to all radiators.

Council Tax:

Conwy County Borough Council - Tax Band G





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:

Proceed into the village of Rowen, passing the Ty Gwyn Public House on the right hand side, continue up the village and the property will be viewed on the left hand side.

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			87
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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