



## Bwthyn Rhyd

Rowen LL32 8YU

£395,000

A superb, beautifully presented Grade II Listed, converted chapel in idyllic rural village setting within the lower Conwy Valley. Sympathetically converted home with character features throughout, offering spacious accommodation over two floors together with attractive gardens to front and rear.

Driveway providing off road parking, attractive covered verandas at rear, short walking distance of all village amenities and access to popular rural walks.

Affording front entrance hallway, cloakroom, lounge and dining room, breakfast kitchen, 2 large double bedrooms with one en suite wet room and separate bathroom. Original arched Georgian style windows, AGA cooking range and bespoke kitchen beams, feature fireplace. Night storage heaters.

Viewing recommended.



Tel: 01492 555500

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

  
**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



## 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 measurement)

Front Entrance:

Entrance Hallway:

Large arched sash windows; staircase leading off to first floor level; storage heaters.

Cloakroom:

Low level WC, pedestal wash basin, cloak hooks and feature beamed ceiling; hardwood flooring.

Living Room/Dining Room:

17'2" x 24'0" red to 7'6" (5.25m x 7.34m red to 2.31m)

Feature inglenook style fireplace housing multi-fuel burner with historic wooden lintel and tiled hearth; sash double glazed windows overlooking front, side and rear elevations; timber and glazed patio doors opening onto paved garden; feature beamed ceiling and hardwood flooring.



#### Kitchen:

15'7" x 11'3" (4.76m x 3.43m)

Electric dual plate Aga; electric cooker point; custom made cupboards; double drainer stainless steel twin sinks with mixer tap; shelving; exposed beamed ceiling; patio door leading to garden.



#### FIRST FLOOR

#### Landing:

Arched timber and glazed sash windows; storage heater; wood panelling; airing cupboard housing hot water cylinder.

#### Bedroom No 1:

15'1" x 17'1" (4.60m x 5.23m)

Storage heater; sash windows overlooking rear; wooden flooring; sliding door leading through to:

#### Wet-room En-suite:

Comprising glazed shower screen with electric shower, pedestal wash basin and low level WC; shelving; heated towel rail; velux skylight and extractor fan.

#### Bedroom No 2:

16'3" x 11'1" (4.97m x 3.39m)

Wall mounted storage heater; hardwood flooring; sash windows.

#### Bathroom:

Four piece suite comprising panelled bath with shower over, low level WC, bidet and pedestal wash basin; shelving; wall tiling; heated towel rail; velux skylight; hardwood flooring.

#### Outside:

Front walled courtyard area with gravel and paved patio area, variety of shrubs and bushes. To the rear there is off road hard-standing for parking, raised beds, greenhouse, patio area, variety of shrubs and plants, fruit trees. Pergola.



#### Services:

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

#### Council Tax Band:

#### 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)

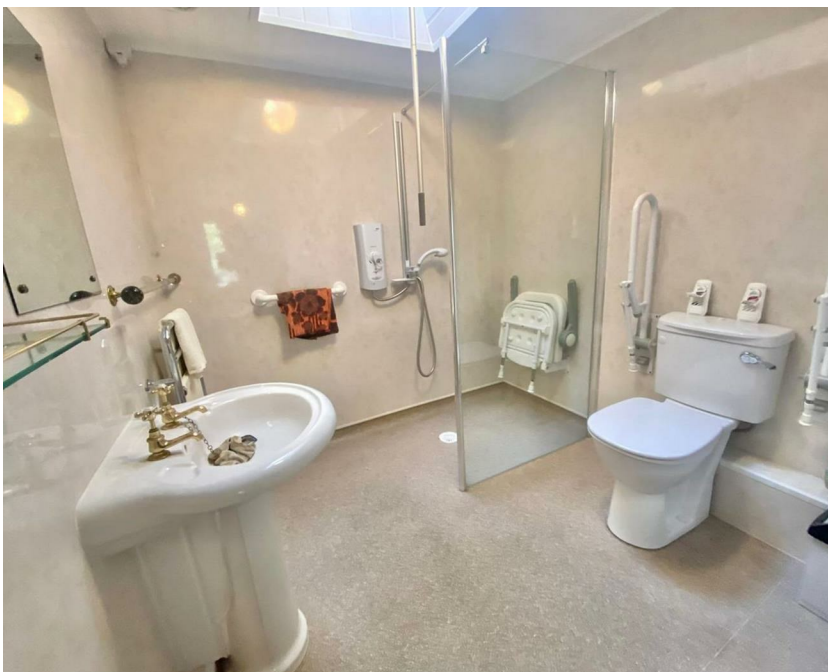
#### Directions:

From Conwy follow the B5106 towards Tyn Y Groes, turn right just after the Groes Inn sign posted Rowen, continue into the village passing the estate on the right and Bwthyn Rhyd is the first property on the left hand side.

#### Proof of Identity



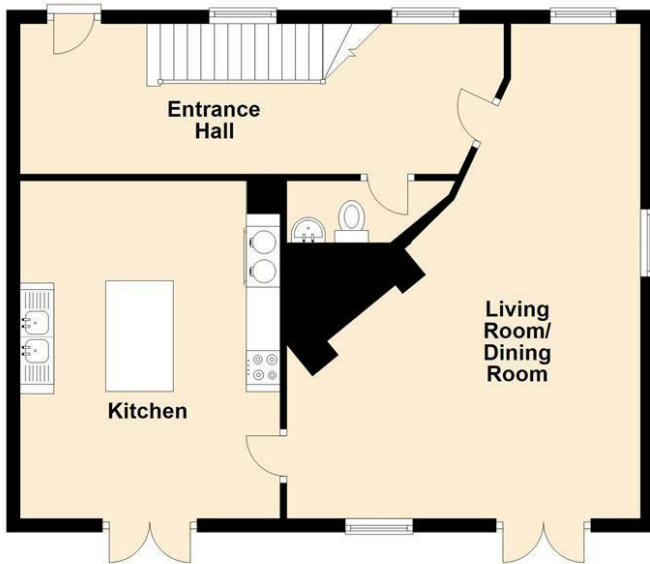
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.



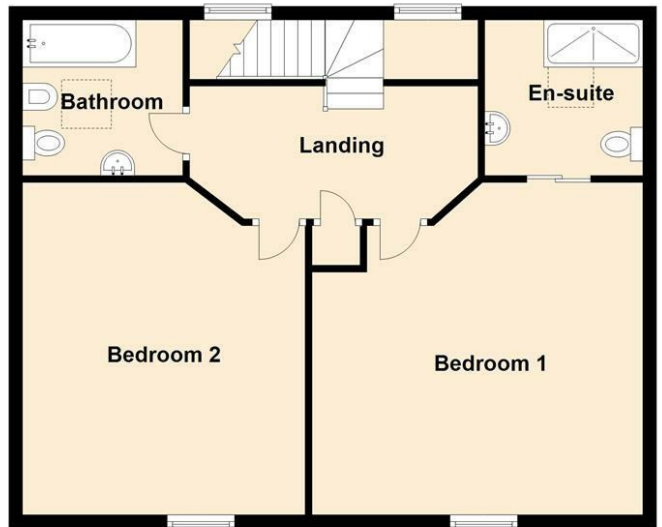


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



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