



Ty Castell & Bwthyn Castell Tal-Y-Bont Conwy LL32 8YX

£465,000

A substantial detached house and cottage set in large grounds within a village setting in the beautiful Conwy Valley.

OFFERS IN EXCESS OF £499,500

Renovated and upgraded in recent years providing superb 3-bedroom family home together with attached 2-bedroom cottage and a range of stone outbuildings with potential for conversion, subject to planning consent.

Attractive well maintained and landscaped grassed garden to front, driveway providing ample off road parking, garage, stone outbuildings and large enclosed kitchen garden.

Beautifully presented home with benefit of central heating, double glazing, modern bathroom and kitchen, balcony area and rear enjoying views. The cottage offers cosy 2-bedroom accommodation ideal for family member or letting.

Viewing highly recommended.



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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Pleasantly situated within the rural village of Tal y Bont in the beautiful Conwy Valley. The property is located on the outer edge of the Snowdonia National Park. Located approximately 7 miles from Conwy, approximately 6 miles from the traditional market town of Llanrwst and approximately 10 miles from Betws y Coed. 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):

MAIN HOUSE - TY CASTELL
Composite 'Roc' door leading to:

Lounge & Dining Room:
25'7" x 11'7" (7.81m x 3.54m)

Lounge:

Feature inglenook style stone fireplace with substantial slate lintel and inset cast iron wood burning stove on slate hearth. Herringbone timber flooring; two wall light points; double glazed sash window to front elevation; TV point.



Dining Room:

Sash double glazed window overlooking front; large uPVC double glazed window to gable end wall with countryside views; balustrade staircase leading off to first floor level.

Timber and glazed door leading to:

Large Kitchen & Breakfast Room:
25'7" x 8'8" (7.8m x 2.65m)

Kitchen:

Fitted range of modern base and wall units with complementary worktops; stainless steel sink with mixer tap; integrated stainless steel oven, four ring gas hob and canopy extractor above; space for American fridge; plumbing for dishwasher and washing machine; wall tiling; uPVC double glazed windows to rear and side elevation enjoying views; wall mounted combi boiler for central heating system.



Breakfast Room:

Radiator; coved ceiling; uPVC double glazed window to rear. Oak and glazed door leading to:

Rear Hallway:

Radiator; range of shelving; uPVC double glazed window; stable and timber glazed inner door and further uPVC double glazed outer door.

FIRST FLOOR

Landing:

Feature display recess, radiator; uPVC double glazed door leading onto rear rooftop balcony providing seating area and enjoying views to the countryside.

Oak doors from landing leading to bedrooms.

Bedroom No 1:

11'6" x 9'3" extending to 12'9" (3.51m x 2.82m extending to 3.9m)
Sash uPVC double glazed window overlooking front; radiator; wall lights; range of built-in wardrobes along one wall.



Bedroom No 2:

10'9" x 8'5" (3.3m x 2.58m)
uPVC double glazed window overlooking front and side elevation; TV point; radiator.

Bedroom No 3:

9'9" x 7'10" (2.98m x 2.41m)
uPVC double glazed window overlooking side and rear; radiator; TV point.



Bathroom:

Modern four piece suite comprising Jacuzzi bath, corner shower enclosure, concealed cistern WC and vanity wash basin with mirror above; fully tiled walls; column style radiator and towel rail; uPVC double glazed window.

COTTAGE - BWTHYN CASTELL

'Roc' composite front door leading to:

Lounge & Kitchen:

18'3" x 11'10" (5.57m x 3.61m)

Feature inglenook style fireplace with oak lintel and inset tiling, slate hearth and log burning stove. Wall mounted central heating boiler; built-in shelving to alcove recess. Sash uPVC double glazed window overlooking front; radiator; staircase leading off to first floor level. Open access to:

Rear Kitchen:

Base and wall cupboards; single drainer sink; split level oven; four plate ceramic hob; space for fridge freezer; plumbing for washing machine; breakfast bar; uPVC double glazed rear door.

FIRST FLOOR

Landing:

Bedroom No 1:

12'0" x 8'6" (3.66m x 2.6m)

uPVC double glazed sash window overlooking front; radiator.

Bedroom No 2:

9'4" x 6'6" (2.87m x 2m)

uPVC double glazed window overlooking rear; radiator.

Bathroom:

Three piece suite comprising bath, pedestal wash hand basin and low level WC; uPVC double glazed window overlooking rear.

Outside:

The property benefits from a large landscaped level garden to front with a variety of shrubs and plants; concreted driveway providing ample off road parking. In addition to the front garden there is a substantial enclosed kitchen garden located to the rear of the outbuilding.

OUTBUILDINGS

Former Barn/Shippon:

19'0" x 10'5" (5.8m x 3.2m)

With overhead storage area.

Workshop/Store:

14'11" x 11'0" (4.56m x 3.37m)

Single Garage with flat roof.

Services:

Mains electricity, water and drainage are connected to the property. LPG gas which provides for both house and cottage central heating systems.

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:

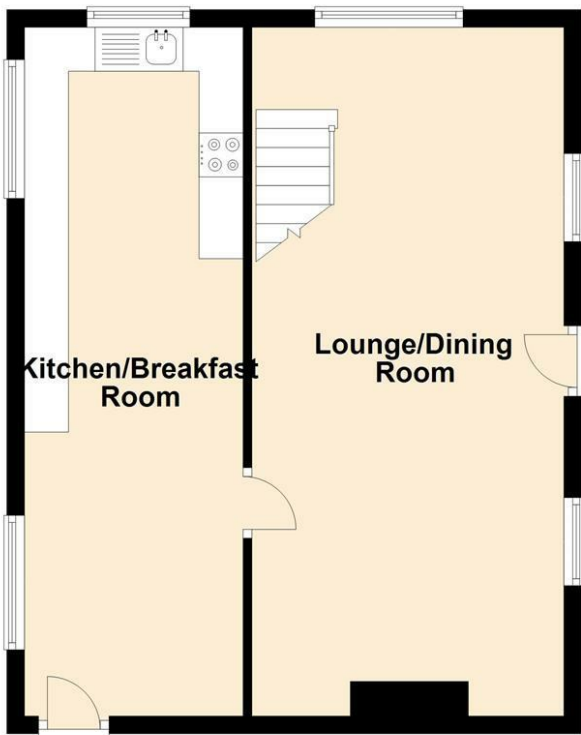
From Conwy take the B5106 towards Tyn y Groes, continue through Tyn y Groes to Tal y Bont. On entering the village, Castle House can be viewed on your left hand side just before the small estate of bungalows.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First 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.

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