



Cefn Y Coed

Llanbedr Y Cennin Conwy LL32 8UN

£372,500

PRICE REDUCED

A deceptively spacious, immaculately presented detached bungalow in quiet edge of village setting enjoying extensive countryside views over farmland down the Conwy Valley.

Occupying a much sought after location within the beautiful Conwy Valley within walking distance of the village Inn.

Spacious accommodation with scope to extend into large roof space, subject to consent. Spacious reception hall opens into large living and dining room which has glazed rear wall section enjoying extensive southerly views, spacious kitchen, 2 double bedrooms with integral wardrobes and office space, 4 piece modern bathroom.

Attractive lawned gardens to front and rear, established plants and shrubs; brick paved driveway providing ample off road parking; attached single car garage; concreted sectional store shed/workshop and covered rear drying area.

A beautiful home with stunning countryside views - viewing highly recommended.



Tel: 01492 555500

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



Location

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)

Front Entrance Vestibule:

Composite double glazed front door and tiled floor. Timber and glazed door leading to:

Spacious Reception Hall:

13'6" x 6'3" (4.13m x 1.91m)

Radiator; coved ceiling; telephone point; access to roof space with drop-down ladder.

Lounge & Dining Room:

20'0" x 19'8" (6.1m x 6m)

Feature 'Adam' style fireplace surround with Living Flame gas fire; uPVC double glazed floor to ceiling windows and door along rear wall enjoying extensive views; two double panelled radiators; coved ceiling; wall lights.



Kitchen:

14'5" x 9'4" (4.41m x 2.87m)

Fitted range of base and wall unit with complementary worktops, 1 1/2 bowl sink with mixer tap; slimline integrated dishwasher; fridge and freezer; integrated oven; four piece ceramic hob and filter extractor above. uPVC double glazed window overlooking front and side elevation; radiator; inset spotlighting; space for fridge freezer.



Bedroom No 1:

15'3" x 13'7" (4.66m x 4.16m)

Radiator; wall lights; uPVC double glazed window overlooking rear enjoying views; two radiator; TV point; large walk-in wardrobe with hanging and storage space. uPVC double glazed door leading onto rear.

Bedroom No 2:

9'10" x 14'5" (3m x 4.4m)

Radiator; uPVC double glazed window overlooking front; wall lights; built-in recessed wardrobe currently used as study.



Bathroom:

9'7" x 7'9" (2.94m x 2.38m)

Four piece suite comprising large shower enclosure, corner panelled bath, low level WC pedestal wash hand basin; wall mounted medicine cabinet with inset lighting and mirror; fully tiled walls and floor; contemporary vertical radiator.

Outside:

The property stands in good sized plot with brick paved driveway providing ample off road parking and access leading to single car garage with up and over door, central heating boiler; plumbing for automatic washing machine; rear personal door and window; power and light connected. Rear entrance area with door leading into main bedroom. Concrete sectional shed/workshop with power and light connected. Lawned grassed gardens to front and rear with established shrubs and plants; outside water tap; lighting. Raised veranda area with access from rear of lounge and garden enjoying extensive views down the Conwy Valley.



Services:

Mains water, electricity and drainage are connected to the property. Propane gas fire central heating system.

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:

Proceed from the agents office along the B5106 to Tal Y Bont, turn right at Y Bedol signposted Llanbedr Y Cennin, continue for approximately 1 mile to the Bull Inn, turn right past the church on the left and continue right with the road and the property will be viewed on the right hand side.

Proof of Identity:

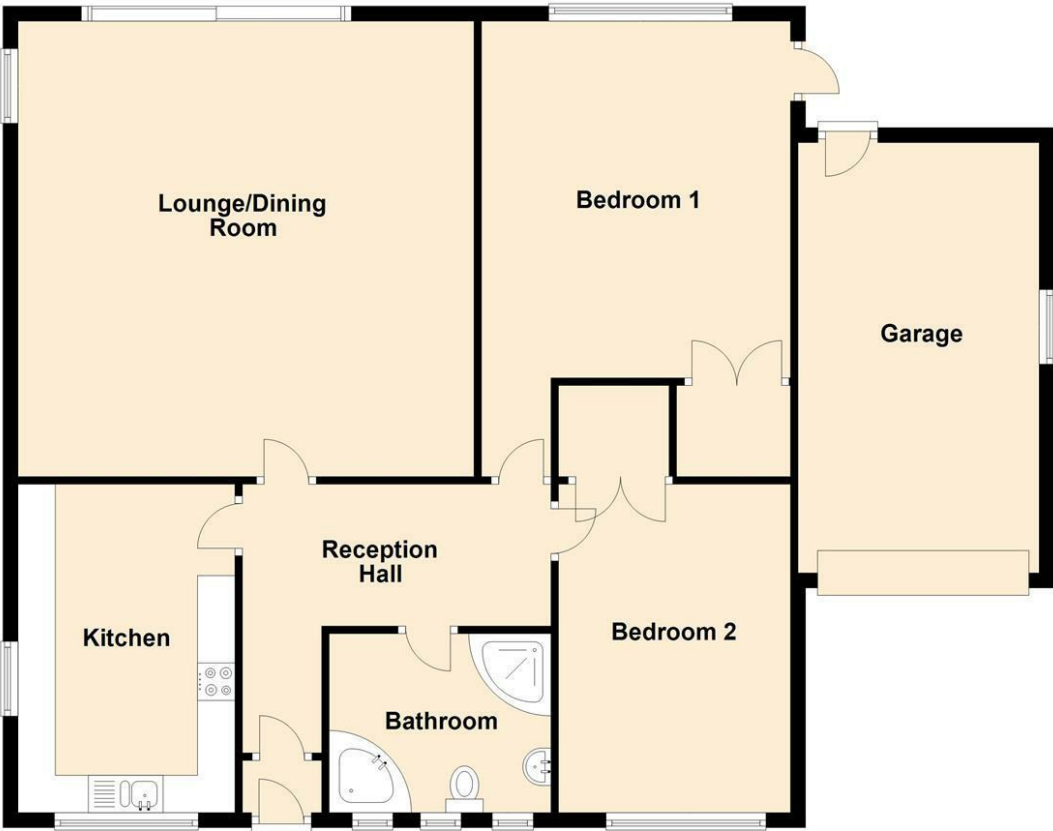
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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) A		
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E	26	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.
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