



Tyn Llidiart

Llanbedr Y Cennin LL32 8JD

£345,000

A beautifully presented, extended and re-modelled character cottage commanding panoramic views across the Conwy Valley. Occupying idyllic edge of village countryside setting.

From its elevated hillside setting, Ty'n Llidiart enjoys outstanding countryside views but is within easy walking distance of the village Inn and other amenities. Improved and upgraded over the years but retaining character features including inglenook fireplace, multi-fuel stove and beam ceilings. Newly fitted Heatstore Dynamic HHR storage heaters, majority double glazing. Affording; Lounge, large dining kitchen, rear hallway, cloakroom, landing, two double bedrooms and modern shower room. Garden and seating area to enjoy views. Gravel parking area.

Viewing 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)

Lounge:

15'11" x 10'11" (4.86m x 3.34m)

Feature recessed inglenook fireplace with oak lintel; built-in cupboard to recessed alcove; beamed ceiling; new 'Heatstore HHR' storage heater.; timber and glazed front door; sealed unit double glazed windows overlooking front enjoying extensive views.

Steps lead up to:



Dining Room and Kitchen:

18'8" x 8'11" (5.70m x 2.74m)

Dining Area: 'Heatstore HHR' storage heater; understairs storage cupboard; balustrade and spindle staircase leading off to first floor level; inset spot lighting.

Kitchen: Fitted range of modern shaker style base and wall units with complementary worktops; peninsular base units sub dividing from dining room with integrated washing machine; single drainer sink with mixer tap; stainless steel integrated oven; four plate ceramic hob with canopy extractor hood above; integrated dishwasher; space for fridge freezer doorway leading through to;

Rear Hallway:

Double glazed window to side elevation; 'Heatstore HHR' storage heater; timber and glazed rear outer door.

Dowstairs Cloakroom:

Low level WC; Pedestal wash basin; shaver point.

FIRST FLOOR

Split Level Landing:

Built-in storage cupboard and bookshelving; double glazed window to side elevation.

Bedroom 1:

16'4" x 11'1" (5.00m x 3.40m)

(L-shaped maximum). Built-in wardrobes; two double glazed windows overlooking front with extensive views; wall lights; electric panel heater.

Bedroom No 2:

10'9" x 8'2" (3.3m x 2.5m)

Double glazed window overlooking side elevation; built-in wardrobe and shelved cupboard; wall lights; 'Heatstore HHR' storage heater.

Shower Room:

Contemporary suite comprising walk-in shower with glazed screen, concealed cistern WC and wash hand basin; fully tiled surround; ladder style heated towel rail; wall mounted mirror; shaver and light points; double glazed window; inset spot lighting.

Outside:

The property commands superb elevated setting above the village enjoying panoramic views over the Conwy Valley. Large gravelled front hardstanding providing ample off road parking for two or three vehicles. In addition, there is a seating area enjoying views across the valley and steps leading down to a lower level grassed garden with a variety of shrubs and plants.



Services:

Mains water, electricity and drainage are connected to the property; New 'Heatstore Dynamic HHR' storage heaters.

Agent's Note:

Please note that the property was previously a three bedroom cottage but now is two bedroom. There is the option to reinstate the wall if required to make it three bedrooms.

Council Tax Band:

Conwy County Borough Council tax band 'D'.

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:

Up into the village of Llanbedr Y Cennin, passing The Bull on the left hand side, bear left and continue up the hill, take the first left by the white house dropping down and then up the hill and the property will be viewed on the left hand side.

Proof of Identity:

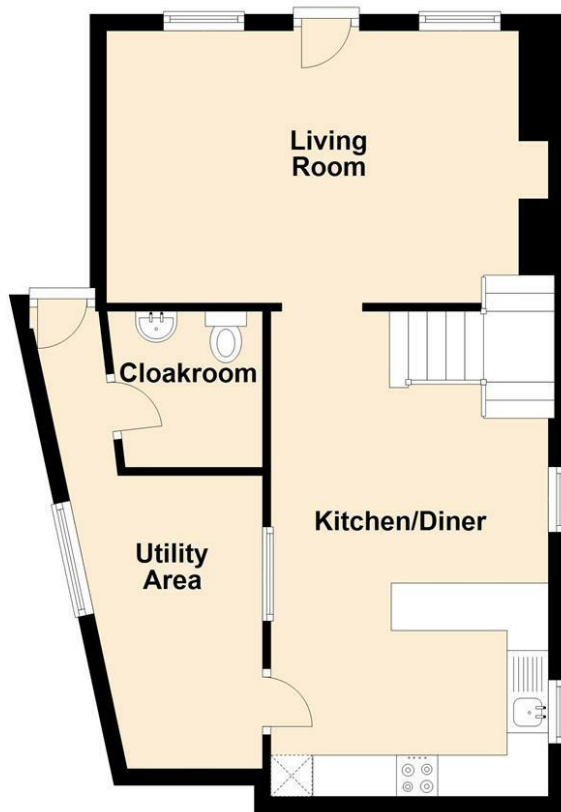
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(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.
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