



Pen Y Graig

Conwy LL32 8JD

£645,000

Situated in the small hamlet of Llanbedr Y Cennin overlooking the Conwy Valley, Pen Y Graig is the ideal country home providing the opportunity to live within beautiful surroundings, whilst still being connected to all amenities.

The property affords detached character three bedroom house, one bedroom cottage for letting, stone outbuildings for various uses, or conversion (subject to consent). Attractive cottage garden with established trees, shrubs and flowers.

Extensive views across the Conwy Valley and Conwy river. Located within a short walk of the village Inn and Butcher's, Post Office and other pubs/restaurants in Tal Y Bont, at the bottom of the hill.

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. Situated within easy access of the A55 Expressway giving access to all main routes.

The accommodation affords:
(approximate measurements only)

House

Entrance Porch:

Covered entrance porch with uPVC double glazed front door leading to small integral entrance porch with quarry tiled floor; beamed ceiling; timber and glazed door leading through to:

Living Room:

15'1" x 11'5" (4.6 x 3.48)

Feature inglenook fireplace with substantial timber lintel over; cast iron multi-fuel stove on slate hearth; exposed beam ceiling; half timber panelled walls; built-in storage cupboard; bay window overlooking front enjoying extensive views. Side Reading Area: Half timber panelled walls; built-in book shelving; storage heater; bow window overlooking side enjoying views up the Conwy Valley. Doorway to Dining Room.



Dining Room:

11'8" x 9'2" (3.56 x 2.8)

Exposed beam ceiling; half timber panelled walls; quarry tiled floor; balustrade turned staircase leading off to first floor level; window to side elevation. Step leading up to Farmhouse style kitchen.

Kitchen:

14'9" x 8'4" (4.5 x 2.55)

Fitted range of base units with granite worktops; quarry tiled floor; 1 ½ bowl sink with mixer tap; feature recessed inglenook style fireplace housing range cooker; inuilt under counter fridge and dishwasher; recessed shelving; inset lighting; beam ceiling; window overlooking side elevation. Timber and glazed door leading to:

Rear Entrance Porch:

Porcelain sink and plumbing for automatic washing machine.



FIRST FLOOR - Landing:

Window overlooking side at quarter landing level with views across the Valley.

Bedroom 1:

15'1" x 10'7" (4.62 x 3.25)

Built-in wardrobes and storage cupboards into recessed alcove; uPVC double glazed window overlooking front enjoying extensive view across the Conwy Valley.

Bedroom 2:

14'9" x 8'6" (4.5 x 2.6)

Overlooking front and side elevation enjoying extensive views; double panelled radiator.

Bedroom 3:

15'5" x 8'10" (4.7 x 2.7)

Built-in airing cupboard with cylinder and shelving; vaulted ceiling; double panelled radiator.



Bathroom:

Three piece suite comprising roll top bath, corner shower enclosure, vanity wash basin, low level WC; column radiator and towel rail; wall and floor tiling, extractor fan.

DETACHED STONE COTTAGE

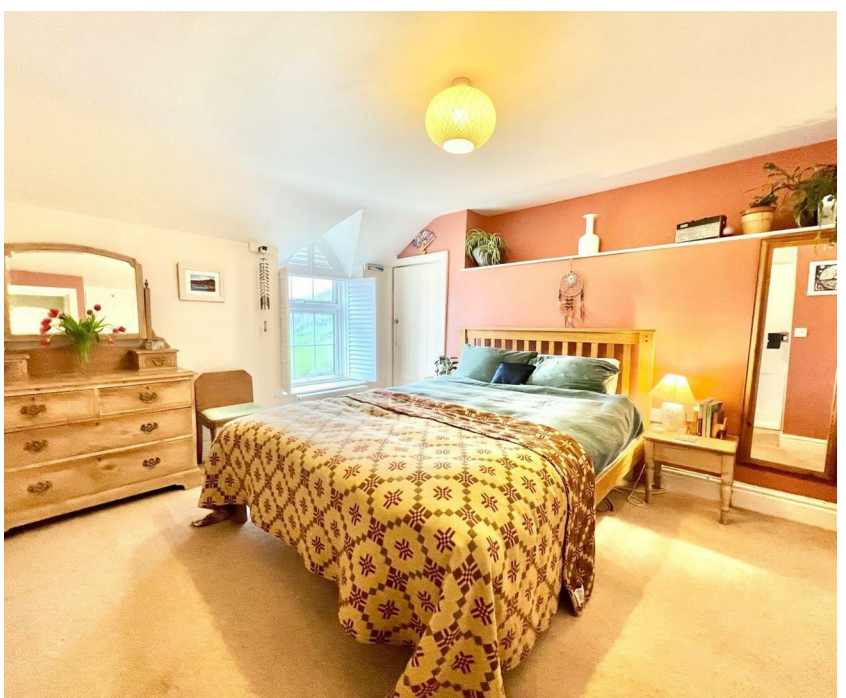
Covered Front Entrance:

Leading to:

Living Room, Kitchen and Dining area.

17'7" x 16'0" (5.36 x 4.9)

Window overlooking side and front elevation; quarry tiled floor; feature inglenook fireplace with substantial oak lintel over; raised hearth; cast iron multi-fuel stove; TV point; two wall mounted heater.



Kitchen:

Fitted base and wall cupboards; integrated oven, hob and sink unit; fridge; wall tiling.

Staircase leading off to first floor bedroom.

Bedroom:

Large bedroom with uPVC double glazed window to front and side elevation; built-in wardrobe; wall mounted electric heater; vaulted ceiling;

En-suite bathroom:

Corner shower enclosure; electric shower, low level WC and wash hand basin; fully tiled walls; extractor fan.

Outside:

The property is situated in an elevated position in a good sized plot; Hard standing and turning area for several vehicles. Adjacent to the parking area attached to the main house are a range of stone outbuildings currently used as garage and workshop with twin timber doors.

Outbuilding:

20'11" x 16'0" (6.40 x 4.88)
Exposed roof timbers.

Integral Internal Partitioned Room:

14'11" x 8'11" (4.57 x 2.74)
Power and light connected.

Adjoining Stable and Tack Room:

14'11" x 12'0" (4.57 x 3.66)
Staircase leading off to Loft area over.

Gardens:

The property has a large cottage style garden which runs away from the house towards a small stream at the bottom with a small bridge over the stream. Mature trees, shrubs and fruit bearing bushes. Grassed areas.

To the rear of the cottage there is a small patio area for use with the cottage.

To the front of the house there are steps leading up from the parking area leading up to a lawned garden with herbaceous borders, enjoying views across the valley.

In additions there is also a small patio and seating area to the rear of the house and attractive grassed garden with shrubs and plants.

Services:

Mains water, electricity and drainage connected to the property. Oil fired central heating to the main house. Electric heating to the cottage. Newly fitted external boiler OFTEC registered. Please note none of the services have been checked by the agent.





Council Tax Band:

Conwy County Borough Council tax band 'E'.

Viewing:

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk


Directions:

From the B5106 at Tal Y Bont turn immediately at 'Y Bedol' public house, up the hill signposted Llanbedr Y Cennin and follow the road for approximately half a mile to the The Bull public house and T junction. Proceed left up the hill and Pen Y Graig is the property situated on the crossroads. just above the road on the left hand T Junction.

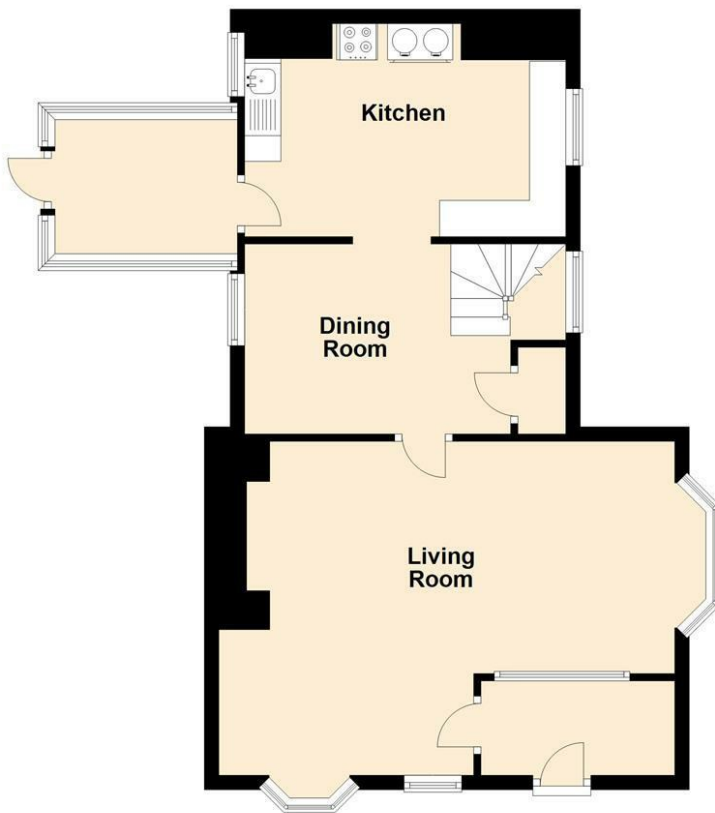


Proof Of Funds

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(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.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

