



Pen y Gader

Tyn y Groes Conwy LL32 8SX

£595,000

A superb 3 bedroom extended and renovated traditional stone cottage set in approx 1 acre comprising garden and paddock.

Countryside location with panoramic mountain views.

Located between Tyn Y Groes and Conwy adjacent to the B5106 in a convenient setting with extensive views across countryside to the mountains of Snowdonia.

Renovated and upgraded house, large hardstanding for parking, gardens and sizable decking with direct access from dining/kitchen.

Substantial purpose built steel and box profile workshop with lean to store and studio/office.

Affording reception hall with stairs leading off to croft loft rooms above, lounge, large dining kitchen and sitting area with range cooker in inglenook fireplace surround, inner hallway, utility room, bedroom 3/ study, bed 1, with en-suite shower room, bedroom 2, bathroom. 2 croft loft rooms.

Viewing Highly Recommended.



Tel: 01492 555500

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





Location

Pen y Gader occupies a delightful countryside setting within 1 mile of Tyn y Groes village. The property is within 4 miles of the historic walled town of Conwy and access to the A55 expressway.

Accommodation Affords:
(approximate measurements only)

Reception Hall:

With tiled flooring; underfloor heating; feature exposed timbers; understairs storage cupboards; slate display shelf. Staircase leading of to crog loft.

Slate tile steps leading to:

Lounge:

14'7" x 11'1" (4.47m x 3.39m)

Tiled fireplace surround; tiled floor with underfloor heating; glass fronted log burning stove in recessed surround; oak lintel over; wall lights; T.V point; recessed display shelving; sliding uPVC double glazed doors overlooking rear enjoying extensive views towards the Carneddau mountain range.



Large Dining/Kitchen:

23'11" x 9'10" (7.29m x 3.m)

Fitted base and wall units with quartz worktops; inset wash basin and drainer; T.V point; uPVC double glazed window; space for American style fridge freezer; feature recessed former fireplace housing cooking range; oak lintel over; recessed built in shelf cupboard; sash double glazed window to front elevation; sliding patio doors leading onto large rear back decking enjoying extensive views. underfloor heating.

Inner hallway with access to:

Utility Room:

7'8" x 5'0" (2.36m x 1.53m)

Large built in cylinder cupboard; single drainer sink; plumbing for automatic washing machine; oil central heating boiler; uPVC double glazed window.

Bedroom 3/study:

5'10" x 7'7" (1.79m x 2.32m)

Range of shelving and desk; wall lights; telephone point; tiled floor with underfloor heating.

Inner hall:

With open vaulted ceiling with galleried area from crog loft above; double panelled radiator.

Bedroom 1:

11'6" x 11'6" (3.53m x 3.53m)

Range of built in wardrobes along one wall; radiator; uPVC double glazed window overlooking rear enjoying views.

En-Suite Shower Room:

7'11" x 3'10" (2.43m x 1.18m)

Wet room style shower; vanity wash basin with mirror; W.C; inset spotlighting; uPCV double glazed window.

Bedroom 2:

10'4" x 10'8" (3.17m x 3.26m)

Radiator; uPVC double glazed window overlooking side enjoying South facing views; built in wardrobe; T.V point;

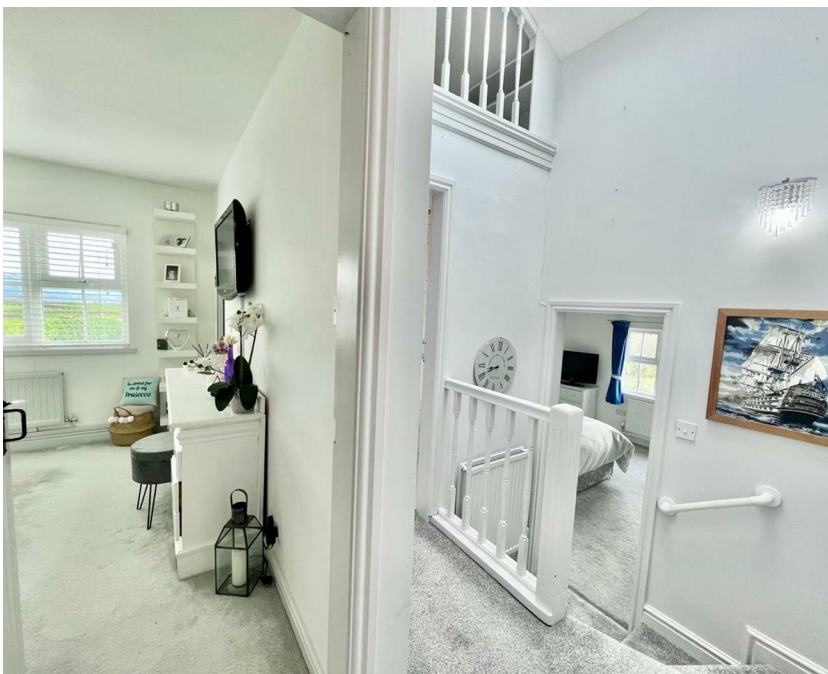
Bathroom:

7'6" x 3'3" (2.3m x 1.m)

Panelled bath with mixer tap; shower adapter; concealed cistern W.C; washbasin: wall tiling; heated towel rail: mirror.

From Main Hallway:

Staircase leading up to crog loft area with landing; Velux windows; eaves storage cupboards.



Room 1:

9'10" x 9'6" (3m x 2.92m)

With exposed timbers; eaves storage cupboards; wall lights;



Room 2:

10'6" x 9'10" (3.22m x 3m)

With some restricted head room; uPVC double glazed window and galleried area overlooking downstairs hallway.

Outside:

Property commands an elevated roadside position set in approximately 1 acre including paddock, gravelled driveway which leads to large parking area, raised decking outside rear of property enjoying extensive views.

Driveway leading to lower section of land with purpose built workshop and shed measuring 7.32m x 8.94m substantially built of block and steel and box profile sheeting with roller shutter doors, power and light connected.

Open storage area measuring 8.97m x 7.43m housing studio/ home office measuring 4.22m x 3.24m with inset spotlighting, sliding uPVC door. Hardstanding area for storage for boats, caravans or building material. Grassed paddock with a level area at the lower end.

Services:

Mains water, electricity are connected, septic tank drainage, oil fired central heating, underfloor heating.

Council Tax Band:

Conwy County Borough Council tax band 'F'

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 Conwy along the B5106 passed Gorse Hill down passed the Groes hotel, continue up towards Hen Efail and just over the brow of the hill, the property will be viewed on the right hand side below the road.

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.



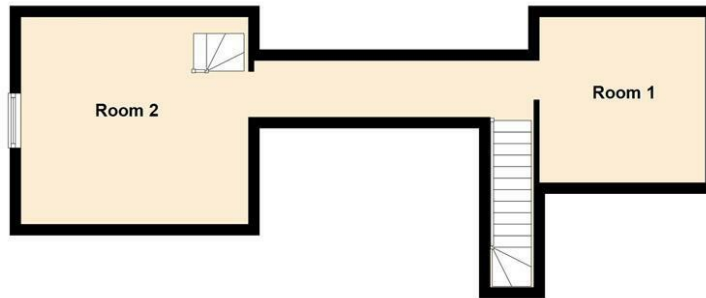


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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>

