



Ty Uchaf

Conwy LL32 8YS

£675,000

A beautifully presented, renovated and refurbished traditional former mill house occupying a rural elevated setting above the beautiful Conwy Valley, enjoying extensive views.

This lovingly restored and upgraded home offers superb character accommodation sympathetically upgraded to retain original features throughout. Set within its own grounds with panoramic views and surrounded by open farmland.

Affording reception hall, lounge with inglenook style fireplace, snug/office, front sun lounge/conservatory with outstanding views, rear large dining room with inglenook fireplace, kitchen, rear hallway, cloakroom, studio or fourth bedroom with integral walk-in store room and French windows leading onto front. Central heating, double glazing, en-suite master bedroom, attractive gardens.

Viewing highly recommended.



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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Rowen is a picturesque village in the Snowdonia National Park approximately 5 miles from the historic medieval Castle town of Conwy and a further 2 miles to the Victorian resort of Llandudno, also excellent transport facilities provided by the A55 expressway and the main line rail services.

The Accommodation Affords:
(approximate measurements only)

Covered Timber front door:
Leads to:

Reception Hall:

Block flooring; double panelled radiator; sash double glazed window overlooking front; staircase leading off to first floor level; understairs storage cupboard; built-in meter and store cupboard.

Lounge:

14'7" x 13'7" (4.45m x 4.16m)

Two double panelled radiators; sash double glazed windows overlooking front enjoying views; inglenook stone fireplace surround with multi fuel stove and slate hearth, slate lintel over; TV point.



Snug/Study:

14'4" x 7'10" (4.39m x 2.41m)

Double panelled radiator; cast iron fireplace with tiled inset and tiled hearth; built-in storage cupboard to recess; timber and glazed door leading to:

Front Sun Lounge/Conservatory:

11'9" x 8'3" (3.59m x 2.53m)

Double glazed windows enjoying extensive views; oak flooring; radiator; two velux windows; door leading to outside.

Rear Dining Room:

14'11" x 12'7" (4.56m x 3.86m)

Feature large inglenook fireplace with side bread oven with substantial lintel over; inset spotlighting; double panelled radiator; recessed window.

Kitchen:

12'0" x 10'2" (3.67m x 3.12m)

Fitted range of base and wall units with complementary worktops; single drainer sink with mixer tap; stainless steel oven, four plate ceramic hob and stainless steel and glass extractor above. Window to side and rear; double panelled radiator; integrated fridge freezer and dishwasher.

Rear Lobby and wrap-around passage:

Leading to Studio. The rear lobby has outer door leading to rear of property. Floor mounted central heating boiler. Steps leading to upper level and Cloakroom with low level WC, pedestal wash hand basin and radiator.

Studio/Bedroom No 4:

22'8" x 13'3" (6.91m x 4.04m)

Vaulted ceiling with velux style double glazed windows; two radiators; large French windows and glazed panelling leading onto front elevation. Integral store room with range of shelving. (This room could be utilised as a guest bedroom if required and the store could easily provide en-suite).

FIRST FLOOR - Landing:

Velux double glazed window.

Bedroom No 1:

13'3" x 11'9" (4.05m x 3.6m)

Sash double glazed window overlooking front enjoying views; two double panelled radiators. Cast iron fireplace; built in wardrobe.

En-suite Shower Room

Low level WC, wash basin and shower enclosure.



Bedroom No 2:

14'5" x 8'2" (4.4m x 2.5m)

Cast iron fireplace; double panelled radiator; sash double glazed window with panoramic views.

Bedroom No 3:

8'2" x 11'4" (2.5m x 3.46m)

Sash double glazed window; double panelled radiator; built-in wardrobe.

Bathroom:

8'1" x 7'4" (2.47m x 2.26m)

Panelled bath with shower over, pedestal wash hand basin and low level WC; double glazed velux window; recessed linen cupboard.

Outside:

Driveway leading down to lower level parking and turning area. Large grounds with grassed areas, trees, shrubs and herbaceous plants; stone built garden shed and seating area; lower level terraced garden with variety of established shrubs and plants; fruit orchard which extends to approximately 1/4 acre with apple trees.

Services:

Mains electricity; septic tank drainage; private water (borehole); oil central heating.

Council Tax Band:

Conwy County Council Tax Band 'E'.

Agents Note:

Please note that access to this property is along a single country lane for approximately 1 mile then leading onto a track to follow for approximately 0.14 miles.

Viewing:

Strictly 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 the village of Rowen proceed through the village past the Ty Gwyn Public House on the right hand side, travel for approximately 1 mile through the village, bearing left at the fork in the road, and continue up the hill to dead end signs and a gate on the right with the signs Ty Uchaf and Ysgubor M-B, turn right through the gate up the track bearing right at the fork 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 | | 75 |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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.

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