



2 Glyn Terrace

Dwygyfylchi LL34 6TF

£245,000

A stunning, immaculately presented character stone cottage in idyllic edge of village setting, set in large garden enjoying countryside views.

Occupying peaceful semi rural setting being in a row of character stone cottages located within level walking distance of the village centre but also of local popular walks.

Occupying a set back position with large front and rear gardens , car parking area, rear outside office/studio enjoying views to surrounding hillside.

Affording living room with feature recessed fireplace and log burner, kitchen, rear entrance lobby, bedroom 3/sitting room, first floor bedroom 1, bedroom 2, bathroom.

Gas central heating and uPVC double glazing, stylish cottage with original features presented in a modern manner.

Viewing Highly Recommended.



Tel: 01492 555500

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





Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass, on the edge of the Snowdonia National Park. Close to the village of Penmaenmawr with its local shops, amenities and local Junior School. Within a mile of the A55 expressway and 3 miles of the walled medieval town of Conwy.

The Accommodation Affords:
(approximate measurements only)

Lounge:

14'6" x 13'1" (4.44m x 4m)

Timber and glazed front door leading to living room; balustrade staircase leading off to first floor level; timber effect flooring; recessed inglenook style fireplace with oak lintel over; built in cupboard; shelving to alcove recess; fireplace with inset gas stove; T.V point; understairs storage cupboard; storage and cloak cupboard.

Kitchen:

14'7" x 6'2" (4.47m x 1.88m)

Fitted range of cottage style base and wall units with complimentary worktops; single drainer sinks; stainless steel oven; four ring gas hob; concealed extractor above; plumbing for automatic washing machine and dishwasher; plate rack; radiator; uPVC double glazed window to rear; space for fridge freezer; rear passage/lobby with wall mounted central heating boiler; uPVC double glazed window; timber and glazed rear door.

Bedroom 3/Sitting Room/ Dining Room

10'4" x 8'10" (3.16m x 2.71m)

uPVC double glazed window to rear; velux double glazed roof light; radiator with decorative cover; timber effect flooring.



Covered Rear Entrance:
Worktop with space for dryer over.

Fist Floor Landing:
Access to roof space.

Bedroom 1:
11'10" x 10'2" (3.63m x 3.12)
uPVC double glazed window overlooking front enjoying mountain views; built in wardrobe and overhead storage cupboard; radiator.

Bedroom 2:
8'11" x 7'6" (2.74m x 2.3m)
uPVC double glazed window overlooking rear; radiator.

Bathroom:
Three piece suite comprising panelled bath with mixer shower above; shower screen; vanity wash basin; low level W.C; white brick effect wall tiling; column radiator; towel rail.

Outside:
Property has a large front garden with grassed lawn areas; hedging providing privacy; shrubs; front patio sun terrace enjoying views. timber garden shed. hardstanding for parking. To the rear there is a large raised decking with a steps leading up to outside office/study/studio measuring 4.36m x 2.13m with power and light connected; tiled floor.

We understand there is right of way access leading through rear gardens from the adjoining cottage.

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 A55 towards Anglesey turn left after the first tunnel into Dwygyfylchi, follow the road round by the church and bear first left going along Old Mill Road, continue past the house on left hand side and golf course on the right whereby you will come to a small bridge on the left hand side the property will be viewed across the bridge in a row of stone terraced cottages.

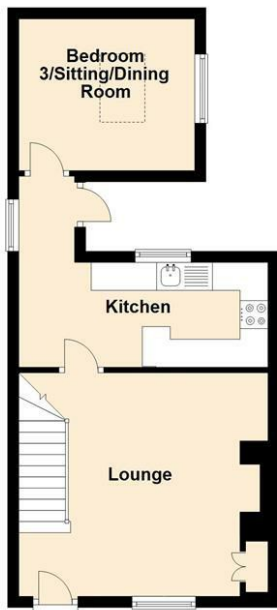
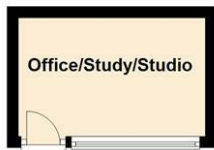
Council Tax Band:
Conwy County Borough Council tax band 'C'

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.

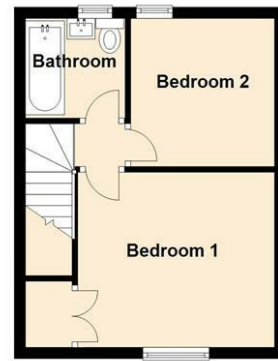


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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 option must be treated as given on the same basis as these particulars.

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