



Ysgubor Ty Du

Eglwysbach LL28 5UH



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Ysgubor Ty Du

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£369,950

A beautifully presented detached extended and remodelled country cottage in rural setting enjoying extensive views over the Conwy Valley.

VIEWING HIGHLY RECOMMENDED

Ysgubor Ty Du offers seclusion in a countryside setting away from the 'hustle and bustle' of everyday life. Situated high above the valley being one of two properties in this quiet rural setting surrounded by farmland. Improved and upgraded over the years offering character 3-bedroom split-level accommodation in good sized gardens.

Affording open-plan split-level lounge, dining room and kitchen, inner hallway, bedroom no 1 with ensuite, bedroom 2, bedroom 3, bathroom. Outside utility/store/worktop. Driveway and hardstanding providing ample parking, grassed gardens and sun terraces.

Viewing highly recommended.



Location

The property is located within 2 miles of the village of Eglwysbach in a rural setting. Eglwysbach is a popular rural village located in the Conwy Valley renowned for its close proximity to Bodnant Gardens and the Welsh Food Centre. The village lies south of the North Wales coastal towns of Llandudno and Colwyn Bay, approximately 6 miles inland.

The Accommodation Affords
(approximate measurements only)

Composite Double Glazed Front Door:
Leading to:

Open-Plan Living & Dining Room: 24'10" x 12'10"
(7.57m x 3.93m)

Leading to open-plan living with vaulted ceiling comprising split-level lounge, dining room and kitchen

Dining Area:

Column radiator; vaulted ceiling; quarry tiled floor; split staircase leading down to kitchen and up to living area.

Kitchen: 12'9" x 10'9" (3.91m x 3.28m)

Fitted base and wall units with complementary worktops; feature fireplace surround housing cooking range with canopy extractor above; tiled surrounds. Beamed ceilings; uPVC double glazed windows to 3 sides enjoying view. Porcelain Belfast sink with granite worktop and drainer. Integrated dishwasher. Breakfast bar with column radiator below; wall display shelving.

From Dining Area split staircase leading up to:

Lounge: 13'0" x 12'9" (3.97m x 3.91m)

Feature vaulted ceiling with exposed roof timbers; two velux windows; column radiator, dual aspect uPVC double glazed windows enjoying views; feature recessed fireplace with timber lintel over housing Villager cast iron stove with slate hearth.

Inner Hallway:

Composite double glazed front door; column radiator.



Bedroom No 1: 12'1" x 12'1" inc. en-suite shower room: (3.7m x 3.69m inc. en-suite shower room:)
uPVC double glazed window overlooking front and side elevation with views; vaulted ceiling; exposed lintels over windows; wall lights.

En-suite Shower Room:

Comprising shower enclosure, low level WC and wash basin; shaver point; radiator.

Bedroom No 2 (currently used as dressing room):
11'7" x 9'1" (3.55m x 2.77m)

uPVC double glazed window to rear; range of shelving and hanging space; double panelled radiator.

Bedroom No 3 (currently used as study): 12'0" x 7'5"
(3.66m x 2.27m)

uPVC double glazed window overlooking side; double panelled radiator; access to roof space.

From open-plan dining area Inner Lobby with access to:

Bathroom: 8'10" x 6'6" (2.71m x 2m)

Timber panelled bath with shower above, shower screen, vanity wash basin and low level WC; radiator; access to roof space; uPVC double glazed window overlooking side and rear; shaver point; extractor fan.

Outside:

The property has its own private driveway leading to hardstanding and turning area providing ample parking; block built outside utility and worktop (5.83m x 4.39m) power and light connected, window and door to front elevation.

Former Stable: 13'11" x 9'10" (4.25m x 3m)

Stable door and tack room (2.61m x 1.89m); power and light connected.

Services:

Mains water and electricity; private drainage; Oil fired central heating system (boiler located outside at rear).



Material Information:

Please note that this property is located in a rural setting and is approached along single country lane leading to a track which skirts around a farmyard. In addition, there is a former farmhouse located nearby which is in separate ownership but is screened off from Ysgubor Ty Du. There is an electricity pylon located within 200/300 yards of this property.

Directions:

Please contact the agents for directions to this property as it is in a rural setting and may be difficult to find.

Council Tax Band:

Conwy County Borough Council tax band 'E'.

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

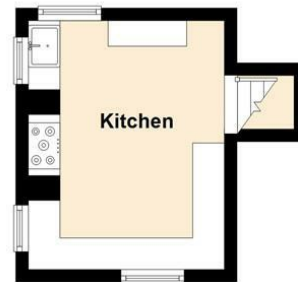
Proof of Identity:

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		94
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

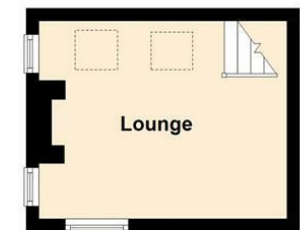
Split Level Ground Floor



Ground Floor



Split Level First Floor



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