



## 8 Rose Gerlan

Rowen LL32 8YS

£225,000

A delightful country cottage set in large end of terrace plot on the edge of this picturesque rural village in the beautiful Conwy Valley.

Located at the end of a row of similar country cottages in a superb edge of village setting enjoying extensive countryside views. Set in a large level lawned garden surrounded by mature hedging, shrubs and plants. Character 1-bedroom accommodation comprising entrance lobby/hall, lounge, breakfast kitchen, conservatory, bathroom, large first floor bedroom. The property has been extended and remodelled over the years but retains its original charm and character features including inglenook fireplace with multi-fuel stove and beamed ceilings. Potential for extending given the amount of land included (subject to planning consent). Parking provided.

Viewing highly recommended.



Tel: 01492 555500

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



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



## Location

### Rowen

Rowen is a picturesque village in the Snowdonia National Park approximately 3 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):

Stable Timber & Glazed Door:  
Leading to:

Entrance Hall/Lobby:  
Quarry tiled flooring; timber and glazed door leading to:

Large Rear Conservatory:  
10'7" x 14'4" (3.24m x 4.39m)  
Glazed windows and roof; door to rear courtyard; power points; views overlooking fields towards the hillside beyond.

Breakfast Kitchen:  
12'11" x 12'11" (3.94m x 3.95m)  
Fitted base and wall cupboards with complementary worktops; 1 1/2 bowl sink with mixer tap; integrated oven, four-plate hob and concealed filter extractor above; quarry tiled floor; bespoke pine cupboards and plate rack unit; wall tiling; feature inglenook fireplace with multi-fuel cast iron stove, oak lintel above; window overlooking side elevation; tall cupboard housing fridge freezer; corner shelving; night storage heater. Staircase leading off to first floor level.



#### Bathroom:

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC; wall mounted mirror; tiled floor with underfloor heating; wall tiling; chrome ladder style heated towel rail; window overlooking front elevation.

#### Lounge:

13'1" x 12'0" max. (4m x 3.67m max.)

Corner open fireplace; night storage heater; recessed book shelving; exposed beams; wall lights; leaded glazed window overlooking front garden enjoying views.

#### FIRST FLOOR

#### Bedroom No 1:

12'11" x 13'1" (3.95m x 3.99m)

Feature former fireplace with stone surround and lintel, slate hearth and cast iron inset grate; exposed ceiling timbers; built-in wardrobe; window overlooking front enjoying extensive views; built-in cylinder cupboard with linen storage above; velux skylight window.

#### Outside:

The property occupies a substantial end plot comprising large level lawned garden with brick paved path leading to outside seating area; abundance of shrubs and plants to borders; raised sun terrace; garden shed; open aspect and views to both front and rear.

#### Services:

We understand the property to benefit from mains water and electricity; shared septic tank drainage. Night storage heating.

#### Council Tax Band:

Conwy County Borough Council tax band 'C'.

#### 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](mailto:conwy@iwanmwilliams.co.uk)


#### Directions:

From Conwy proceed along the B5106 Llanrwst Road, take right turning after The Groes Hotel, signposted Rowen, proceed into the village and passing the Ty Gwyn on the right proceed up and through the village at the T-junction go straight on until the cottages and houses finish then a further 300 yards up the lane and Rose Gerlan Cottages can be found 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) <b>A</b>		
(81-91) <b>B</b>		73
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	16	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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