



Llewelyn Cottage

Abergwyngregyn LL33 0LE

£345,000

A beautifully presented, improved and upgraded double fronted stone cottage in a highly popular coastal village setting.

VIEWING HIGHLY RECOMMENDED

A stylish 3 bedroom character cottage in corner plot within a quiet village location. Attractive rear courtyard style garden with outside seating, grassed area and wall boundary. Outside stone built store/workshop. Beautifully presented accommodation, comprising lounge with feature inglenook fireplace and log burning stove, dining room with feature fire place, newly fitted kitchen with breakfast nook, split level cellar room, small landing, bedroom 1, 2 and 3 all with en-suite bathroom and shower rooms. Central heating and uPVC double glazing. Convenient, popular location at the foothill of Aber Falls on the North Wales coast, equi-distant of Bangor and Conwy.



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


IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Abergwyngregyn is a picturesque village located at the foothill of Aber Falls on the edge of the Snowdonia National Park. Close to the villages of Llanfairfechan and Dwyfyllchi with its local shops, amenities and local junior school. Within a mile of the A55 expressway and 8 miles of the walled medieval town of Conwy.

The Accommodation Affords:
(approximate measurements only):

Lounge

14'6" x 14'9" (4.43m x 4.51m)

Feature inglenook fireplace surround with slate lintel, inset log burning stove with tiled hearth. Beamed ceiling, column radiator, uPVC double glazed window overlooking front, staircase leading off to first floor level. Understairs storage cupboard, wall lights, timber and glazed front door, t.v. point, exposed stone wall curving around towards the kitchen.

Dining Room

12'0" x 11'1" (3.67m x 3.39m)

Feature recessed stone fireplace, column radiator, exposed beams, uPVC double glazed window overlooking front, wall lights, t.v. point, built-in electric meter cupboard.



Dining Kitchen

13'1" x 10'7" (3.99m x 3.25m)

Includes recessed breakfast nook. Dining kitchen with fitted range of base and wall units, solid oak worktops, 5 ring cooking range, electric ovens, slate sill, high level storage cupboards, velux window, breakfast nook with column radiator.



Rear Kitchen/wet area

8'5" x 4'9" (2.58m x 1.45m)

1.5 bowl sink with mixer tap, plumbing for automatic washing machine, space for American style fridge/freezer, wall mounted Worcester combi boiler for central heating and hot water, uPVC double glazed window and outside doors.

Split level cellar

14'7" x 8'2" (4.46m x 2.51m)

Double panelled radiator, light connected.

First Floor Level

Small Landing

Access to roof space, inset lighting.

Bedroom 1

14'5" x 9'5" (4.4m x 2.89m)

Engineered oak flooring, column radiator, uPVC double glazed window overlooking front, oak door leading to a large loft space for storage, t.v. point.



En-suite bathroom

8'1" x 5'6" (2.48m x 1.68m)

Panelled bath with mixer shower, shower screen, low level w.c. pedestal wash hand basin, floor and wall tiling, inset spotlighting, extractor fan, column radiator.

Bedroom 2

11'8" x 12'9" (to include en-suite) (3.56m x 3.89m (to include en-suite))

uPVC double glazed window overlooking front, exposed roof timbers, column radiator, recessed wardrobe with hanging rail, inset lighting. En-suite, shower enclosure, low level w.c. concealed cistern w.c. wall and floor tiling, extractor fan.



Bedroom 3

10'6" x 8'1" (3.21m x 2.47m)

Double panelled radiator, uPVC double glazed window overlooking rear, recessed wardrobe area with hanging rail. En-suite shower room, shower, low level w.c. vanity wash basin, wall and floor tiling, extractor fan.

From Landing:

Steps leading down to split level Bedroom 3

Outside

Small garden area to front of the property, side workshop/store with separate access measuring 5.1m x 2.54m. Enclosed courtyard style garden at rear with raised grassed area, raised flower beds, concreted seating area, outside lighting. Side access gate.

Services

Mains water, electricity, gas and drainage are understood to be connected to the property.

Council Tax Band:

Conwy County Borough Council tax band 'D'

Viewing

By appointment through the Agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

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.

Directions

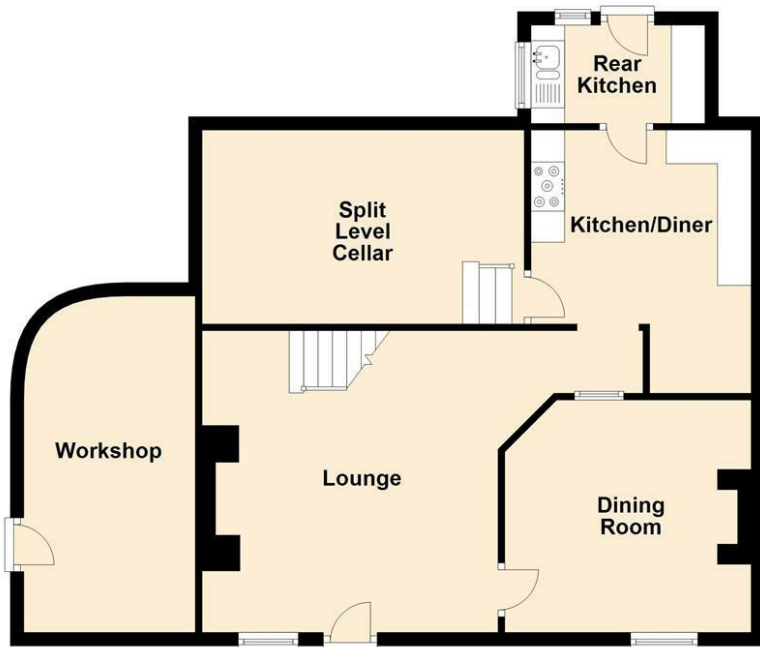
From the A55 travelling towards Bangor, turn left into Abergwyngregyn off the A55 Expressway, continue to the right of the former petrol station, curving around at the rear and continue straight ahead and the property will be viewed on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 opinion must be treated as given on the same basis as these particulars.

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