



1 Tan Yr Ywen

Llanbedr-Y-Cennin LL32 8UN

£315,000

Beautifully presented double fronted cottage set adjacent to a historic church in a picturesque village setting within the beautiful Conwy Valley and the Snowdonia National Park.

VIEWING HIGHLY RECOMMENDED

Spacious, well appointed character cottage set in a highly popular country village with the benefit of sizeable rear garden and side car port providing off road parking. Oil fired central heating and uPVC double glazing. Affording: Enclosed integral Entrance porch, Lounge and Dining Room, Breakfast Kitchen, Utility and Cloakroom, Landing with access onto bridgeway leading to rear garden, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. Superb view across and down the Conwy Valley. Backing onto open farmland.

Currently an established and successful Holiday Let business.



Tel: 01492 555500

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





Location

Llanbedr y Cennin is a small popular village situated in the Conwy Valley in-between the medieval castle town of Conwy and the traditional market town of Llanrwst. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

The accommodation affords
(approximate measurements only):

Covered front entrance:

Small Entrance Vestibule:
Twin timber doors leading to:

Living & Dining Room:

Living Room:

17'1" x 20'11" max. (5.22m x 6.38m max.)

Feature 'Adam' style fireplace surround with cast iron and tiled inset, coal effect gas fire. Double panelled radiator. Wall light points. Balustrade staircase leading off to first floor level. Beam ceiling. Double glazed bow uPVC leded window overlooking front. Square archway leading to:



Dining Room:

11'8" x 6'7" (3.57m x 2.03m)

uPVC double glazed leaded window overlooking front. Wall light points. Electric meter cupboard.

Cloakroom/Utility:

5'8" x 6'5" (1.75m x 1.97m)

Plumbing and space for washing machine and dryer. uPVC double glazed window overlooking rear. Low level W.C., pedestal wash hand basin. Cloak hooks, radiator.

Kitchen:

14'1" x 7'10" (4.31m x 2.41m)

Fitted range of cream base and wall units with beech worktops. Four ring gas hob and built-in extractor hood above; double oven with grill; 1 ½ bowl granite white sink, chrome and porcelain mixer tap. Built-in dishwasher. Floor tiling. Built-in pine larder cupboard with ample storage. Recess for fridge freezer with shelving above and T.V. point. Radiator. Concealed lighting. uPVC double glazed window overlooking front. Wall tiling. Solid timber rear door. Outside lean-to store shed housing combi boiler for central heating and hot water system.

FIRST FLOOR

Landing:

Small doorway with bridgeway to split level rear terraced garden. Radiator. Access to roof space. Built-in linen cupboard.

Bedroom No 1:

13'10" x 11'3" (4.22m x 3.45m)

Radiator. uPVC double glazed leaded window overlooking front with views. Telephone point.

Bedroom No 2:

13'6" x 8'3" (4.14m x 2.52m)

Radiator. Side uPVC double glazed leaded window with views extending down the valley; loft access.

Bedroom No 3:

9'7" x 6'9" (2.94m x 2.07m)

Recessed built in study desk and shelving. Radiator. uPVC double glazed leaded window overlooking front enjoying views. Access to roof space.

Bathroom:

Corner bath with electric shower above, W.C. with tiled shelf above, recessed vanity unit with inset bowl tiled inset and wall mounted mirror. wall mounted light above mirror; Ladder style heated towel rail finished in white. uPVC double glazed window overlooking rear. Fully tiled walls.



Outside:

To the front of the property there is a small garden to either side of the front entrance porch which has been rebuilt with oak and pitched roof in 2007. Side car port with outside water tap and covered walkway to rear of property. Steps leading up to terraced rear garden mainly laid to lawn with variety of established shrubs and small trees. Attractive seating area. Former outside W.C. brick built with timber door. Oil tank. The property backs on to open field and enjoys extensive views over the roof top across the Conwy Valley.

Services:

Mains water, electricity, drainage are connected to the property. Oil fired central heating system. Gas bottles service hob and and fire.

Council Tax Band:

Conwy County Borough Council tax band 'D'.

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:

Enter Tal y Bont along the B5106 and turn for Llanbedr y Cennin at Y Bedol inn. Continue into Llanbedr y Cennin and take the first right at The Bull Inn. Pass the church on the left and 1 Tan yr Ywen is the first property on the left hand side.

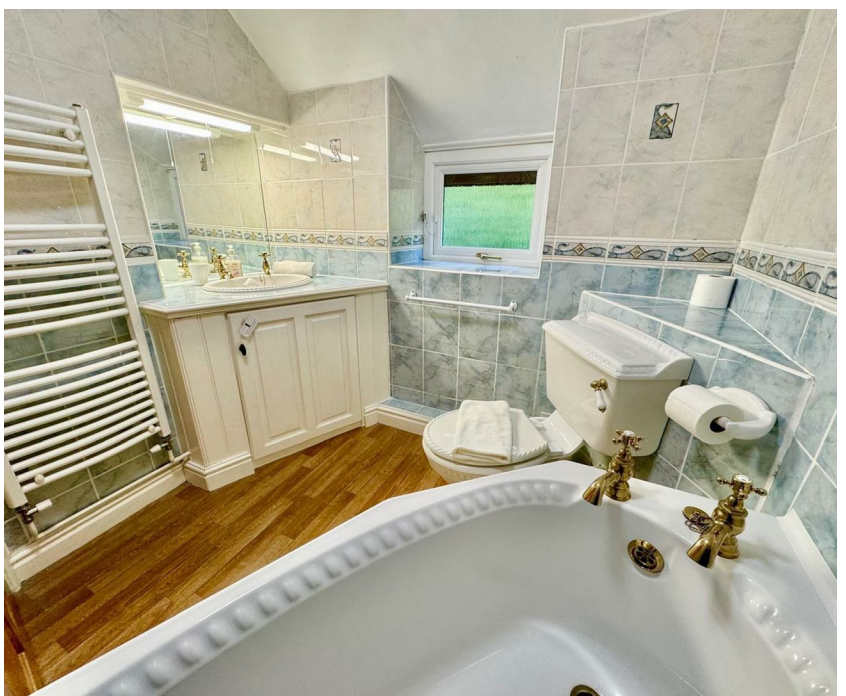
Proof of Identity:

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.


Agents Notes

The Property has been an established and highly successful holiday let property and offered for sale as either a holiday let or family home.

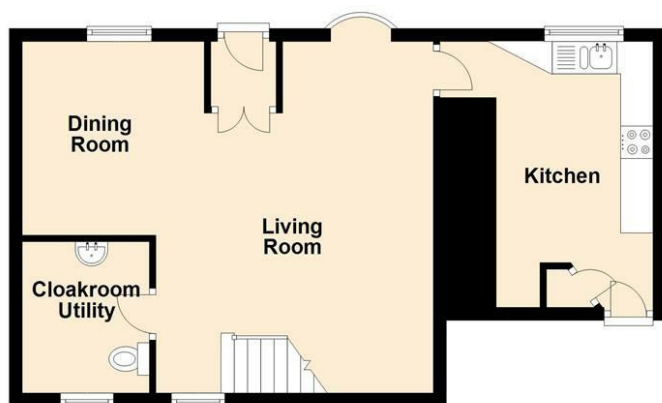
Accounts are available to 'bona fide' purchasers following viewing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(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 option must be treated as given on the same basis as these particulars.

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