



Maes Bryn

Llanbedr Y Cennin Conwy LL32 8YZ

£425,000

A traditional, beautifully presented 3 bedroom family home located in a highly sought after location within the Conwy Valley.

VIEWING HIGHLY RECOMMENDED.

Situated in the hamlet of Llanbedr y Cennin, surrounded by open countryside with views to front and rear. The house has been upgraded over the years, offering immaculate well appointed accommodation over 2 floors. In addition to the house, there is a substantial garden studio, suitable for a variety of uses, subject to any consent required. Attractive well maintained gardens, driveway providing ample off road parking, central heating and uPVC double glazing. Character features retained throughout.



Tel: 01492 555500
<https://www.iwanmwilliams.co.uk>





Location

Llanbedr y Cennin

Llanbedr y Cennin is a small popular village situated within the Conwy Valley approximately equal distance from 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

uPVC double glazed front door leading to Reception Hall, double panelled radiator, laminated timber effect flooring, balustrade and spindle staircase leading off to First Floor Level, timber panelling to wainscot level.

Lounge

12'2" x 11'4" (3.72m x 3.47m)

Feature marble fireplace surround, cast iron inset, timber flooring, double panelled radiator, uPVC double glazed bay window overlooking front enjoying extensive views, coving and picture rail.



Dining Room

12'1" x 10'2" (3.7m x 3.1m)

Feature Adam style fireplace surround, cast iron and tiled inset, timber flooring, radiator, coved ceiling, wall lights.

Dining Kitchen

11'4" x 10'8" (3.47m x 3.26m)

(plus additional wrap-around uPVC double glazed dining area, which also leads to rear entrance and Utility)

Fitted range of shaker style base and wall cupboards, with solid timber worktops, inset Belfast style inset sink with mixer tap, four plate ceramic hob and stainless steel extractor above, tall cupboard with integrated split level stainless steel oven. Inset spotlighting, radiator, large uPVC double glazed wrap-around dining area with views overlooking garden, laminated floor. uPVC glazed door leading to outside.



Utility & Shower Room

9'6" x 8'0" (2.92m x 2.44m)

Shower enclosure with tiled surround, vanity basin, floor mounted Worcester oil fired central heating boiler, built-in cloak storage cupboard with sliding doors. Power and light connected.

First Floor Level

Spacious landing, access to roof space.

Bedroom 1

11'2" x 12'2" (3.42m x 3.73m)

Double panelled radiator, uPVC double glazed window overlooking front of property.

Bedroom 2

11'3" x 10'3" (3.43m x 3.13m)

Cast iron fireplace surround, radiator, uPVC double glazed window overlooking rear enjoying views.



Bedroom 3

10'11" x 10'9" (3.34m x 3.29m)

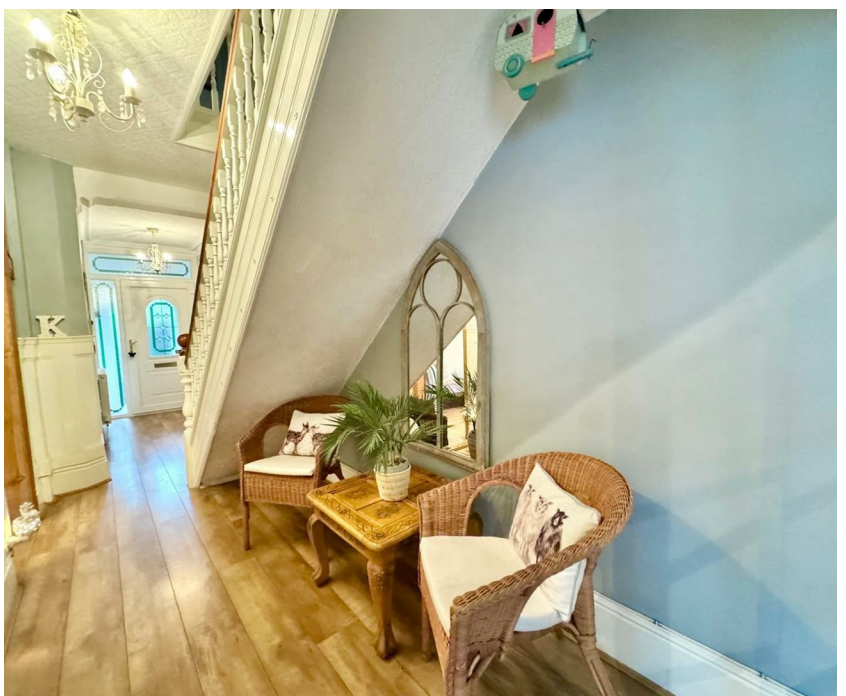
uPVC double glazed window overlooking side elevation, access to roof space, radiator.

Bathroom

Three piece suite comprising free standing roll top bath with claw feet, low level w.c. contemporary vanity wash basin with mixer tap, double panelled radiator, uPVC double glazed window overlooking front of the property, laminated flooring.

Outside

The property occupies a pleasant setting within the hamlet of Llanbedr y Cennin, has a long tarmacked driveway with hardstanding for parking



Detached Garden Studio

29'0" x 18'9" (8.86m x 5.72m)

Currently sub divided into three separate units with large open plan studio, ideal for home office, artist studio or craft workshop with fitted range of base units and sink, providing hot and cold water supply. Two sliding double glazed doors leading onto side garden. Rear room with inter-connecting barn door and uPVC double glazed French doors leading onto rear garden.

Utility & Shower Room

Plumbing for automatic washing machine and space for dryer, shower enclosure and w.c.

Outside

Covered entertaining area with timber and Perspex roofing, artificial grass, flooring, bar and dining area. Grassed rear garden. To the front and side, there are grassed gardens with a variety of established shrubs and plants.

Services

Mains water, electricity and drainage are connected to the property, oil fired central heating.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

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.

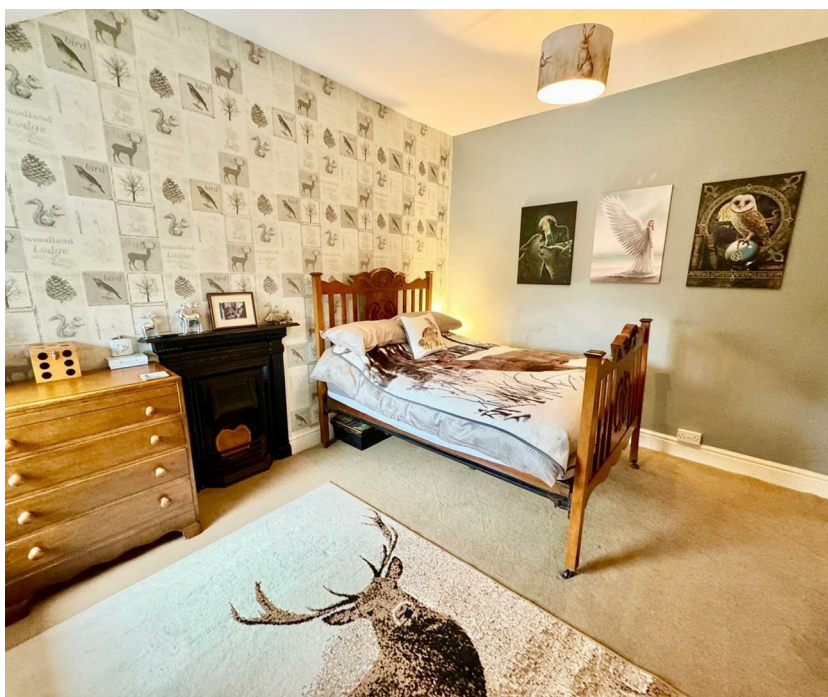
Council Tax

Directions

Enter Talybont along the B5106 and turn right signposted Llanbedr y Cennin. Continue towards Llanbedr y Cennin and Maes y Bryn will be viewed on the right hand side, being the first of a pair of semi detached houses.

Council Tax Band:

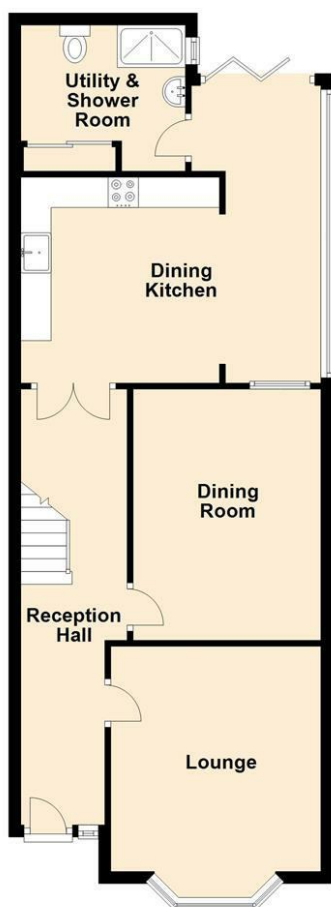
Conwy County Borough Council tax band 'D'





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	48	
(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.

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Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

