



Pentre Felin,
Eglwysbach LL28 5UN



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£535,000

A stunning Grade II Listed, 17th Century former Corn Mill in rural setting in the Conwy Valley.

Pentre Felin is a substantial 3 storey restored and converted former corn mill which retains original features including mill workings. Located on the outskirts of the picturesque village of Eglwysbach in the beautiful Conwy Valley. The property comprises 5 bedrooms, 3 with en-suite, sitting room, dining room, fully fitted kitchen, 4 bathrooms, utility room and snug; attractive courtyard parking area, gardens and countryside views. Formerly used as a Bed & Breakfast, could be split into two separate units. Viewing highly recommended.



Location

Situated on the outskirts of Eglwysbach village in the Conwy Valley, ideally positioned to explore the Snowdonia National Park. Other attractions include the world renowned Bodnant Gardens, Conwy Castle, Zip-world and Surf Snowdonia.

(approximate measurements only)

Dining Room: 22'3" x 13'7" (6.78 x 4.14)

Kitchen: 23'9" x 6'10" (7.24 x 2.089)

Utility Room: 22'4" x 5'3" (6.8 x 1.6)

Stairs leading up to:

FIRST FLOOR

Living Room: 30'5" x 22'6" (9.28 x 6.86)

Snug: 22'5" x 9'2" (6.83 x 2.79)

Bedroom No 5: 9'7" x 7'1" (2.93 x 2.15)
(En-suite bathroom)

Separate WC.

SECOND FLOOR

Bedroom No 1: 16'9" x 9'9" (5.1 x 2.98)
(En-suite shower room).

Bedroom No 2: 11'2" x 11'1" (3.4 x 3.37)
(En-suite WC).

Bedroom No 3: 13'9" x 9'9" (4.2 x 2.96)
(En-suite bathroom).

Bedroom No 4: 9'10" x 8'10" (2.99 x 2.69)

Bathroom:

Outside:

Courtyard parking and gravelled seating area; grassed gardens with views.



Tenure:

Freehold - vacant possession available on completion.

Services:

Mains water and electricity are connected to the property.
Shared private drainage. LPG gas central heating.

Council Tax Band:

Conwy County Council tax band 'F'.

Viewing:

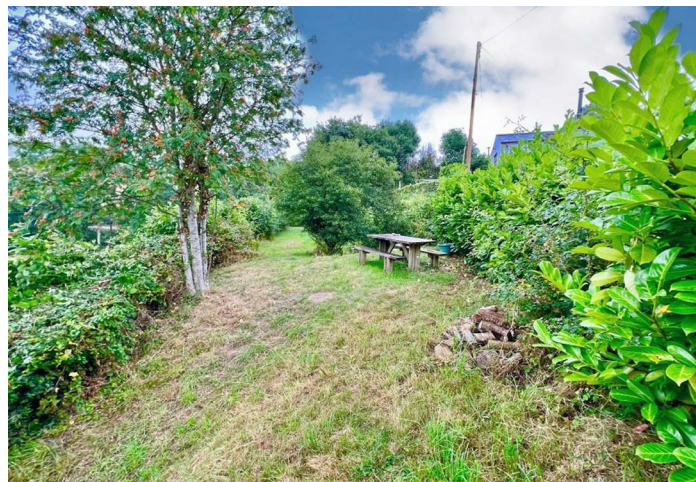
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Directions:

From A55 Expressway leave at Junction 19 Llandudno Junction exit and proceed along the east bank of the Conwy river on the A470 passing through Glan Conwy and following the signs for Bodnant Gardens. After approximately 3 miles take the left hand turning onto Bodnant Road (signposted for Bodnant Gardens), continue along this road through the village of Eglwysbach and continue for approximately 0.5 miles passing crossroads and the property will be the first on the left hand side. PLEASE NOTE - Do not follow sat nav to this property.

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.

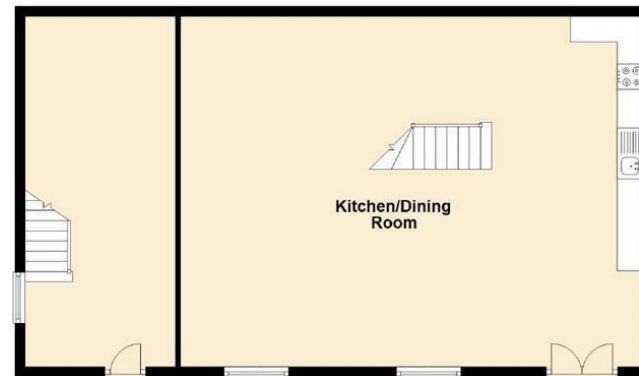




First Floor



Ground Floor



Second Floor



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.

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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