



Tan Y Ffordd
Rowen Conwy LL32 8YN

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£495,000

A traditional country residence located on the outskirts of the popular village of Rowen in the beautiful Conwy Valley.

Open countryside views.

Tan y Ffordd occupies a delightful rural setting, but is within close proximity to the village of Rowen and only a 10 minute drive from the coastal town of Conwy on the North Wales coast. A character home retaining a wealth of original features with potential to upgrade and modernise to provide a beautiful home in a countryside setting. Affording Reception Hall, Cloak/Shower Room, walk-in Store/Utility Room, Lounge, Kitchen, Sun Lounge or potential Dining Kitchen with floor to ceiling doors / windows to front elevation enjoying far-reaching rural views. First Floor Landing; Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. Loft Room over Sun Lounge. The property has beamed ceilings, and stone fireplace, oak doors throughout and slate flooring. Double Garage, gravelled driveway and established country garden with shrubs and fruit trees.



Location

Rowen is a picturesque village in the Snowdonia National Park approximately 5 miles from the historic medieval castle town of Conwy, and a further 2 miles to the Victorian resort of Llandudno, there are excellent transport facilities provided by the A55 expressway and the main line rail services.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

Original oak front door leading to Reception Hall with slate flooring, timber sash window to front elevation, radiator, turn oak staircase leading first floor level. Airing cupboard.

Shower Room

Three piece suite comprising corner shower cubicle, low level w.c. and wash basin.

Utility Room

With sink and plumbing for washing machine. Potterton (LPG Gas) central heating boiler.

Lounge 15'1" x 16'4" (4.62m x 4.98m)

Feature stone fireplace with multi-fuel stove on raised hearth, oak lintel over, beamed ceiling, timber flooring, sash glazed windows overlooking front and side enjoying extensive views.

Kitchen 12'2" x 10'5" (3.71m x 3.2m)

Fitted range of base and wall cupboards with complimentary worktops, single drainer sink with mixer tap, plumbing for dishwasher, electric cooker point and filter extractor, built-in recess cupboard, sash window overlooking front and rear elevation, tiled floor. Doorway leading through to Sun Lounge / Dining Room.

Sun Room / Dining Room 17'7" x 16'0" (5.36m x 4.89m)

Two French windows overlooking front enjoying extensive views and opening onto the front of the property. Beamed ceiling, double panel radiator, timber open tread staircase leading up to Loft Room over.



First Floor

Spacious landing with fitted cupboard and window overlooking front of property.

Bedroom 1 12'3" x 10'2" (3.74m x 3.12m)

Extending to 6.56m by doorway. 'L' shaped, sash timber and glazed windows to front and rear elevations, double panel radiators.

Bedroom 2 11'9" x 8'2" (3.6m x 2.49m)

Timber and glazed windows overlooking front and side elevations enjoying extensive views, double panel radiator.

Bedroom 3 12'0" x 7'7" (3.68m x 2.33m)

Vaulted ceiling, attractive gothic style window overlooking rear elevation enjoying views over rear garden, double panel radiator.

Sun Lounge at ground floor level

Stairs leading up to overhead loft room with storage.

Loft Room: 17'7" x 7'10" (5.37m x 2.4m)

This room has an external door giving access to outside. However, it could be utilised as an additional internal space if required.

Outside

The property is set within its own grassed gardens with a variety of established shrubs, plants, small fruit trees, outside store sheds, small stream and summer house. Driveway providing ample off road parking, outside seating areas at the front and side, large block built double garage with sliding timber doors and workbench, power and light connected.

Services

Mains water and electricity are connected to the property, septic tank drainage which is located in the field at the front (not in ownership). There is a legal easement for the use of this septic tank. LPG 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 Band:

Conwy County Borough Council tax band 'F'

Directions

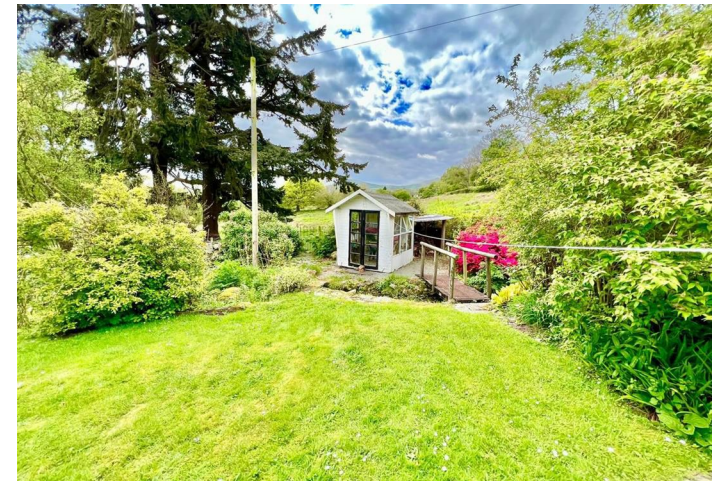
The property lies on the back road from Rowen towards Henryd, less than a mile from the centre of Rowen village. However, for ease of access it is recommended to approach directly from Conwy.

From the B5106 (Conwy To Llanrwst road):

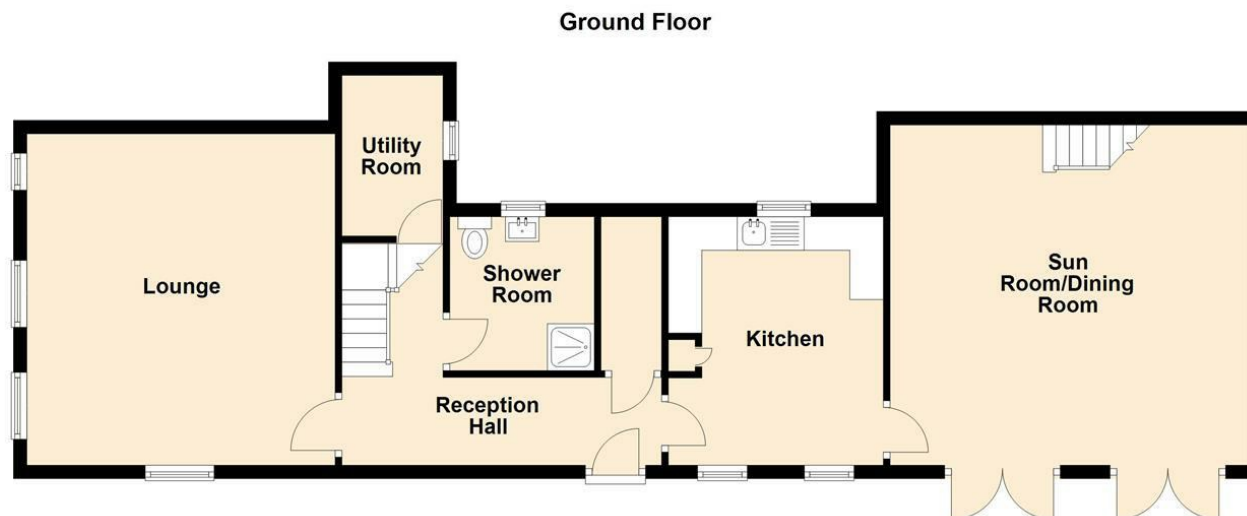
At the Groes Inn Hotel take the turning on the right to Rowen. After 0.7 miles turn right towards Henryd. After 500 yds, immediately after a small stone bridge turn left. Follow the road for 0.5 miles, past Gwern Borter Manor. The Road naturally turns left at a fork. Continue for 0.4 miles, and the narrow entrance to the property will be on the left.

From Rowen Village:

Alternatively , From the Rowen Road high Street, continue past the Ty Gwyn pub, to the upper part of the narrow village. After 0.2 miles turn right at the fork in the road, towards the Youth Hostel. Continue up the steep hill for 0.2 miles to the end of the village. Turn right onto a narrow lane and follow this road for 0.4 miles past the back of Rowen, past Coed Mawr Hall and cottages, until you reach a fork in the road. Take the right hand fork, heading downhill, and the narrow entrance to the property is located less that 100 yds on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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