



Trem y Dyffryn

Llanbedr Y Cennin LL32 8UN



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£289,500

A spacious 4-bedroom detached dormer bungalow enjoying panoramic countryside views and a superb south-facing aspect.

Situated on the outskirts of the sought-after village of Llanbedr y Cennin in the beautiful Conwy Valley

Trem y Dyffryn offers a rare opportunity to acquire a substantial property with enormous potential. Set in a generous plot, this dormer-style bungalow benefits from spectacular views across open fields and rolling hills, with gardens to front and rear, off-road parking, and a detached garage.

The property is now in need of comprehensive modernisation but presents an ideal canvas for remodelling and creating a wonderful family home in one of North Wales' most picturesque regions.

In brief, the accommodation comprises: Entrance reception hall, spacious Lounge/Dining room with open fireplace and sliding patio doors to rear garden enjoying outstanding views, Kitchen with dual aspect windows and external access, two ground floor double bedrooms, Bathroom and separate WC. Stairs leading to first floor landing, two further bedrooms (one formerly used as an artist's studio), first floor WC

UPVC double glazing is installed. The property is offered with no onward chain.



Location

Located within walking distance of the local Village Inn and Church, Trem y Dyffryn offers peace and rural charm while remaining accessible to nearby towns and key transport routes.

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. Situated within easy access of the A55 Expressway giving access to all main routes.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Timber and glazed front door leading to reception hall with balustrade staircase leading off to first floor level, telephone point, coved ceiling, night storage heater (not tested).

Downstairs Cloak Room

Low level w.c. wash basin, uPVC double glazed window to front.

Lounge 13'1" x 19'8" (4.0m x 6.0m)

Feature fireplace, single glazed window to side elevation enjoying views, large sliding double glazed aluminium doors leading onto rear patio enjoying extensive views down the Conwy Valley in a Southerly direction and to surrounding hillsides. Night storage heater (not tested).

Kitchen 9'3" x 11'7" (2.83m x 3.55m)

Single glazed windows to front and side elevation enjoying views, base and wall units, single drainer sink, complimentary worktops, space for oven, electric cooker point, space for fridge, timber outside door.

Bathroom 7'5" x 6'3" (2.27m x 1.93m)

Panelled bath, low level w.c. pedestal wash handbasin, chrome heated towel rail (not tested), half tiled walls, uPVC double glazed windows to front, built in cylinder cupboard with linen storage.



Bedroom 1 13'8" x 11'8" (4.17m x 3.56m)

uPVC double glazed window overlooking rear enjoying panoramic views down the Conwy Valley, built-in wardrobe, coved ceiling, TV point.

Bedroom 2 11'8" x 10'6" (3.58m x 3.22m)

uPVC double glazed window overlooking front, coved ceiling, built-in wardrobe with shelving.

First Floor

Landing with eaves storage cupboards.

Bedroom 3 9'7" x 13'5" maximum (2.94m x 4.1m maximum)

Wardrobe recess with shelving and hanging space, uPVC double glazed window overlooking rear enjoying panoramic views, eaves storage cupboard.

Bedroom 4 12'6" x extending to 16'9" x 17'3" (3.83m x extending to 5.12m x 5.27m)

Former artist studio with large glazed windows to rear and front elevation enjoying excellent natural lighting, built-in recess storage cupboard and shelving. Storage heater (not tested).

En-suite w.c. and washbasin.

Outside

Lawned gardens to both front and rear, mature hedging and planting, and a raised terrace seating area with uninterrupted views across the valley. A private driveway provides off-road parking leading to a detached single garage.

Services

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

Viewing

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 E



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



Floorplan To Follow

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