

61 Market Street, Abergele, Conwy, LL22 7AF

T: 01745 832240









# 2, Bryn Castell, Trefriw, LL27 0JJ

- Six Bedroom House
- In Need Of Works
- Good Size Garden

- Three Reception Rooms.
- Village Centre Setting
- EPC Rating F37



A very deceptive, spacious 6 double bedroomed house situated in an elevated position in the popular village of Trefriw in the Conwy Valley. Part double glazing and central heating. The property is in need of updating. There is great scope to remodel the house and create en-suite bedrooms if needed. Good size garden to the side and back. The accommodation comprises: entrance hall, three reception rooms, kitchen, six bedrooms, bathroom and shower room.

#### **LOCATION**

Trefriw is a small village located in the Conwy Valley approximately 2 miles from the Historic Market Town of Llanrwst and 10 miles from the Walled Town of Conwy. The village is well situated for forestry walks and nearby lakes. Thee are two public houses and a village shop and Cafe.

## **ENTRANCE HALL**

Stairs to first floor landing. Central heating thermostat. Radiator.

## **RECEPTION ROOM ONE**

 $11'10" \times 10'10" (3.62m \times 3.32m)$ 

Radiator. Tiled fireplace. Television point. Bay window to the side.

## **RECEPTION ROOM TWO**

12'11" x 11'3" (3.96m x 3.44m)

Brick built fire place with gas fire. Television point. Bay window to the side. Radiator.

## RECEPTION ROOM THREE

 $12'0" \times 10'6" (3.67m \times 3.22m)$ 

Gas fire. Storage cupboard.

## **KITCHEN**

 $12'0" \times 10'4" (3.66m \times 3.15m)$ 

With a wide rang of fitted wall and base units. Double drainer stainless steel sink unit with mixer

tap. Tiled floor and walls. Space and plumbing for a washing machine. Gas cooker point. Double glazed uPVC door to outside.

## FIRS FLOOR LANDING

Stairs to second floor.

#### **BEDROOM NO: ONE**

10'4" x 9'11" (3.17m x 3.03m) Radiator.

#### **BEDROOM NO: TWO**

 $10'11" \times 10'5" (3.34m \times 3.20)$ Radiator.

## **BEDROOM NO: THREE**

 $13'3" \times 10'5" (4.04m \times 3.20)$ 

#### **BATHROOM**

Panelled bath with hand held shower. Low level WC. Pedestal wash hand basin. Tiled walls and floor.

#### **SHOWER ROOM**

Double shower cubicle with electric shower. Low level WC. Wash hand basin. Radiator. Tiled walls and floor.

## SECOND FLOOR

## **BEDROOM NO: FOUR**

 $10'9" \times 8'11" (3.28m \times 2.72m)$ 

Radiator.

## **BEDROOM NO: FIVE**

13'4" x 12'0" (4.08m x 3.66m)

Radiator

## **BEDROOM NO: SIX**

 $16'8" \times 8'10" (5.08m \times 2.69m)$ 

Views across the valley. Radiator.







#### **TENURE**

The property is available Freehold. Solicitors to confirm.

## **SERVICES**

It was noted that mains water, drainage, gas and electricity are connected. None of these services have been tested by the selling agent.

#### **OUTSIDE**

The the front of the property there is a tarmac area. New owners could erect a fence. Large sloping garden to the side leading to a small wooded area.

## **AGENTS NOTES**

The property was formerly part of one property which was divided into two in the early 1980's.

#### MISREPRESENTATION ACT

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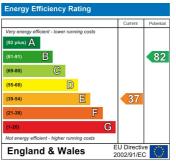
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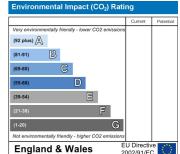
#### MONEY LAUNDERING





The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.













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