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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 bed roomed 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 re-model 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. There 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" x 10'10" (3.62m x 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" x 10'6" (3.67m x 3.22m)

Gas fire. Storage cupboard.

KITCHEN

12'0" x 10'4" (3.66m x 3.15m)

With a wide range 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.

FIRST 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" x 10'5" (3.34m x 3.20)

Radiator.

BEDROOM NO: THREE

13'3" x 10'5" (4.04m x 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" x 8'11" (3.28m x 2.72m)

Radiator.

BEDROOM NO: FIVE

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

Radiator.

BEDROOM NO: SIX

16'8" x 8'10" (5.08m x 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.

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