



2 Bryn Castell, Trefriw, LL27 0JJ
£199,000

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-10) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Tenure
Freehold.

Council Tax
Band D. Average from 1st April 2025 £2,320.83

Property Description
Nestled in the heart of the charming village of Trefriw, on the edge of the breathtaking Snowdonia National Park, this substantial six-bedroom semi-detached home offers a rare opportunity to embrace spacious family living in a truly idyllic setting. Step through the generous entrance hall and discover a trio of welcoming reception rooms, each offering flexible space for entertaining, relaxing, or working from home. To the rear, a well-proportioned kitchen provides access to the private garden—perfect for al fresco dining or soaking in the serene surroundings.

Upstairs, the accommodation is thoughtfully arranged across two upper floors. The first floor boasts three generous double bedrooms, a family bathroom, and an additional separate shower room for added convenience. Ascend to the second floor to find three further double bedrooms, including a delightful front-facing room offering sweeping views over the Conwy Valley, the river below, and towards the verdant hills of Maenan.

This characterful property benefits from partial double glazing and central heating, offering

warmth and comfort throughout. Located just a short drive from the vibrant market town of Llanrwst and the ever-popular Betws-y-Coed, Trefriw itself offers a warm village atmosphere, with two friendly pubs serving food, a family-run restaurant, a quaint café, and a handy village shop. Outdoor enthusiasts will adore the nearby forestry walks and the tranquil beauty of Llyn Crafnant and Llyn Geirionydd—ideal for walking, picnicking, or simply enjoying nature at its finest.

Services
It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Entrance Hall

Living Room
11'10" x 10'10" (3.62m x 3.32m)

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

Dining Room
12'0" x 10'6" (3.67m x 3.22m)

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

First Floor

Bathroom

Bedroom No: One
10'4" x 9'11" (3.17m x 3.03m)

Bedroom No: Two
10'11" x 10'5" (3.34m x 3.20m)

Bedroom No: Three
13'3" x 10'5" (4.04m x 3.20m)

Shower Room

Second Floor

Bedroom No: Four
10'9" x 8'11" (3.28m x 2.72m)

Bedroom No: Five
13'4" x 12'0" (4.08m x 3.66m)

Bedroom No: Six
16'7" x 8'9" (5.08m x 2.69m)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in

Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

