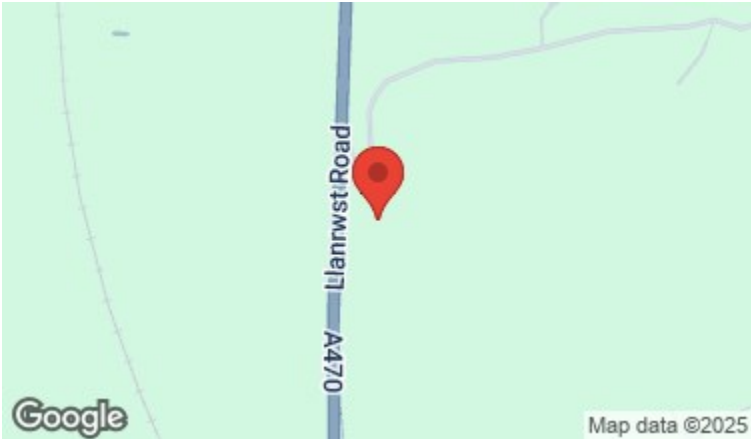




P J B
Prys Jones & Booth



Bryn Rhydd , Maenan, LL26 0UH

£625,000

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	89	(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	29	(21-38) F	
(1-20) G		(1-20) 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Bryn Rhydd , Maenan, LL26 0UH

£625,000



Tenure
Freehold.

Business Rates
The current valuation for business rates is £4,550.00 with effect from 1st April 2023.

Property Description
With No Onward Chain we are delighted to offer for sale this detached five bedroom family home set in an elevated position in the Conwy Valley with uninterrupted views across the Valley and the River Conwy.

Set in approximately three acres this is the most idyllic place to raise a family and just 2 miles from the Llanrwst with its wide range of amenities including both primary and secondary schools. There is a large stone outbuilding with the property which offers scope for development (subject to any necessary planning consent).

The property has been updated over the years by the present owners and now offers a delightful, characteristic spacious space and needs to be viewed to be appreciated.

The current owners use the rear of the property as their main access which is also used as a utility room, this is a very handy room for bringing home wet dogs and muddy footwear. Just off the utility room is a handy shower room.

The main entrance hall is spacious with a stunning pine staircase to the first floor.

The lounge is a spacious and bright room with original pine shutters, high ceilings and feature fireplace.

Being the heart of the home is the spacious farmhouse kitchen with a range of units, exposed ceiling beams, gorgeous views and ample space for the whole family to enjoy.

Just off the kitchen is a small breakfast room which is currently used as a small sitting room but would lend itself to many other uses such as play room or home office.

To the first floor you will find five spacious double bedrooms with the master having an en-suite shower room. A family bathroom is dominated by a stunning roll top bath but has plenty of room with a shower, wc and wash hand basin.

Viewing is highly recommended on this stunning home.

Services
Mains water and electric connected to the property. Oil central heating; Septic tank drainage.

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

Entrance Porch

Entrance Hall

Lounge
12'4" x 14'6" (3.78m x 4.43m)

Dining Kitchen
10'5" x 12'10" (3.20m x 3.93m)

Breakfast Room
12'9" x 10'6" (3.89m x 3.22m)

Utility
9'8" x 10'3" (2.95m x 3.13m)

WC

Shower Room

Boiler Room

First Floor

Bedroom No: One
15'9" x 13'9" (4.82m x 4.2m)

En-Suite Shower Room

Bedroom No: Two
12'5" x 14'5" (3.79m x 4.41m)

Bedroom No: Three
10'10" x 10'2" (3.32m x 3.11m)

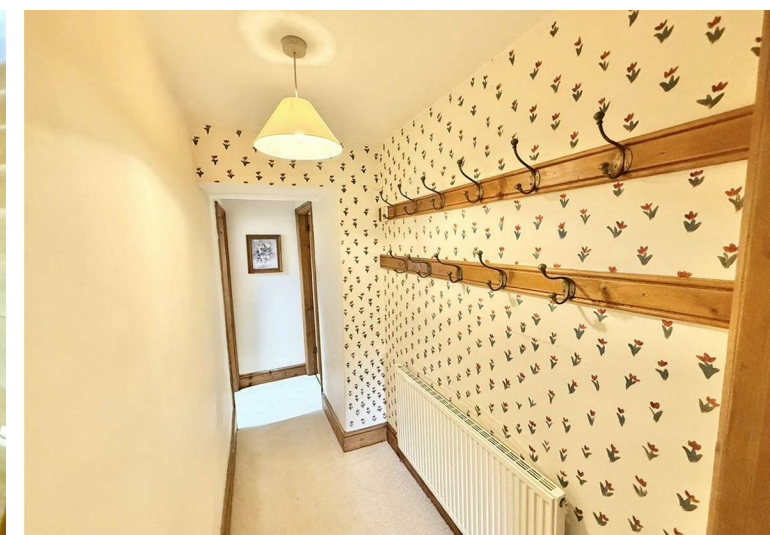
Bedroom No: Four
13'1" x 10'3" (4.00m x 3.14m)

Bedroom No: Five
11'6" x 10'8" (3.52m x 3.27m)

Family Bathroom

OUTSIDE

A wooden gate leads to a tarmac driveway and ample parking area. There is a lawned garden, patio seating area to the side and front and a level area to the front currently with a hot tub. A range of various stone outbuilding which could be converted (subject to any necessary planning consent). The property stands in approximately 2.5 acres of land which includes part woodland.



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, Kinnel 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.