



## Disgynfa 4 Canol Llan

Llangernyw LL22 8PP

£279,500

A deceptively spacious well presented 3 Bedroom extended cottage in convenient country village setting with large rear garden and garage.

This character, well appointed home lies in the village centre of Llangernyw in the beautiful Elwy valley. Located within level walking distance of the village Inn, grocery store/post office and primary school. The original stone cottage has been largely extended at rear providing additional kitchen and utility room, large master bedroom and spacious family bathroom. Inglenook fireplace with multi fuel stove, beamed ceiling, farmhouse style kitchen, 4 piece bathroom, large utility room. Oil fired central heating and double glazing. Attractive rear garden and garage.

Viewing Recommended



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





## Location

Llangernyw is a popular rural village conveniently situated approximately 20 minutes drive from the North Wales Coast and the Mountains of Snowdonia. The village has small shop and post office, excellent village inn serving traditional food. A lively primary school, village hall with numerous activities, church and chapels.

The Accommodation Affords:  
Approximate Measurements Only

### Front Entrance Porch:

With timber and glazed door and double glazed windows.

### Reception Hall:

12'9" x 8'11" (3.9 x 2.73)

Stair case leading off to first floor level with under stair storage cupboard, timber panelling to dado level, double panelled radiator.

### Lounge:

15'2" x 13'1" (4.64 x 4.)

Large inglenook fireplace with timber lintel, slate hearth and plinths to either side, log burning stove, 2 sealed unit double glazed windows to front elevation, built-in recess storage cupboard and shelving, recessed shelving to alcove, T.V point, double panelled radiator, wall lights.



## Large Farmhouse Style Rear Dining

### Kitchen:

15'5" x 15'3" (4.71 x 4.66)

Fitted bespoke handmade pine base and wall units with rustic brick plinths, work tops over, porcelain 'Belfast' style sink with mixer tap, plumbing for dishwasher, space for fridge freezer, double panelled radiator, T.V point, breakfast bar, calor gas cooking point, with canopy over and inset filter extractor, UPVC double glazed window overlooking rear, coved ceiling, extractor fan.

### Utility Room:

15'0" x 12'0" (4.59 x 3.66)

Floor mounted oil central heating boiler, range of base and wall units with complementary work tops and tall cupboard, plumbing for automatic washing machine and space for dryer, porcelain twin sink, concealed lighting, space for freezer, stable rear door leading to covered rear area for storage.

### Integral Cloak Room:

With Low Level W.C

### First Floor:

#### Landing:

Access to roof space, large built-in linen cupboard/wardrobe.

#### Bedroom 1:

15'3" x 15'0" (4.66 x 4.59)

UPVC double glazed window overlooking rear enjoying extensive views, double panelled radiator, vaulted ceiling, T.V point.

#### Bedroom 2:

11'8" x 9'6" (3.56 x 2.91)

Sealed unit double glazed window overlooking front, double panelled radiator.

#### Bedroom 3:

13'0" x 9'2" (maximum) (3.98 x 2.81 (maximum))

Double panelled radiator, built-in storage cupboards.

#### Bathroom:

11'6" x 11'1" (3.52 x 3.38)

Four piece suite comprising large shower enclosure with side body spray jets. Large timber panelled bath, mixer tap shower adaptor, pedestal wash hand basin, low level W.C, timber panelling to dado level, UPVC double glazed window overlooking rear, inset spotlighting, access to roof space, double panelled radiator.



### Outside:

Property has right of way access leading to detached car garage to rear of property providing off road parking area. Oil tank, large enclosed landscaped garden with a variety of established shrubs and plants and seating areas, artificial turf.

### Services:

Mains water, electricity and drainage are connected. Oil fired central heating.

### Council Tax:

Council Tax Band C

### Directions:

Into the village centre and the property will be viewed on the right just after the village post office and grocery.

### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

### Proof Of Funds

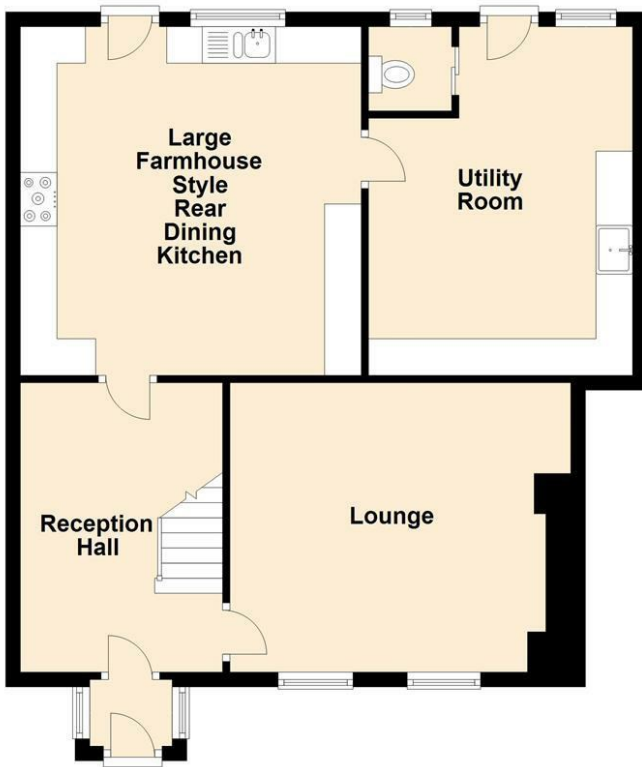
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.



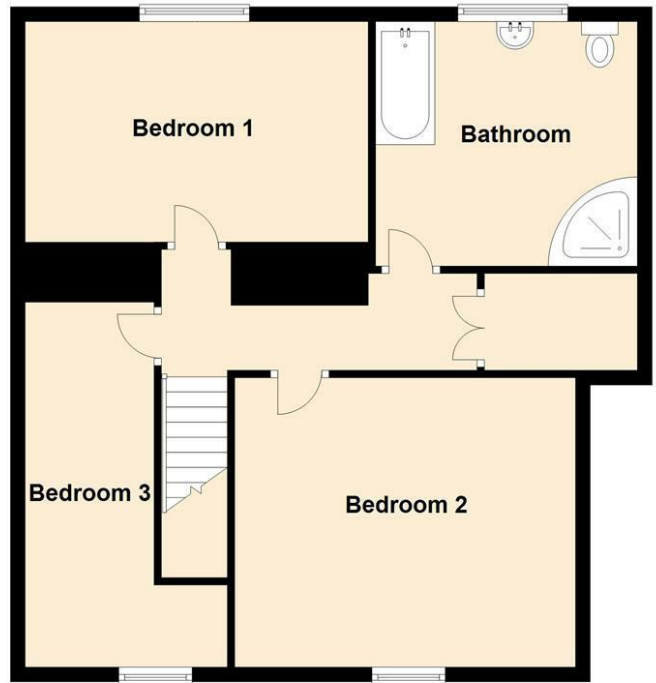


| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 75        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | 40                         |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

**Ground Floor**



**First Floor**



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