



Gwelfryn Betws Road

Llanrwst LL26 0HF

£375,000

A substantial, well presented 4 bedroom family home in popular and convenient location, within level walking distance of the town centre and other local amenities.

Gwelfryn is a spacious house which offers well appointed accommodation, retaining original character features throughout.

Set in large plot with driveway and large hardstanding for parking, lawned established garden to front, private rear garden area, outhouses, garage and car port.

Central heating, original sash window, rear conservatory opening onto decking and garden with a sunny aspect. Affording front porch, reception hall, 3 reception rooms, conservatory, rear hallway & porch, scullery room, kitchen, 4 bedrooms and study, bathroom with separate WC.

Viewing Recommended.



Tel: 01492 642551

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





Location

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

Accommodation:

The accommodation affords: (approximate measurements only)

Front Entrance Porch:

Original Minton style flooring; telephone point; light connected.

Timber and glazed door leading through to:

Impressive Reception Hall:

Balustrade and spindle staircase leading off to first floor level; original pine doors leading off; double panelled radiator; dado rail.

Living Room:

13'8" x 12'9" (4.18m x 3.91m)

Large bay window overlooking front with sash window; double panelled radiator; picture rail; coving; feature fireplace and hearth; TV point.



Dining Room:

2'4" x 11'6" (0.73m x 3.52m)

Plus large walk-in bay window overlooking front with sash windows; double panelled radiator; coved ceiling; picture rail and coving; serving hatch to kitchen; double panelled radiator; wall mounted pebble effect electric heater (not tested).

Sitting Room:

13'8" x 13'1" (4.18m x 4m)

Double panelled radiator; picture rail; coving; feature fireplace with gas fire (not tested); tiled hearth; built-in glazed display cupboard 2 alcove recess both sides; double panelled radiator; TV point; uPVC double glazed french windows leading on to rear conservatory.

Conservatory:

6'10" x 13'6" (2.1m x 4.14m)

Tile effect floor; uPVC double glazed and perspex roof; twin uPVC double glazed french windows leading on to rear garden; built-in seating and storage; power point connected.



From main reception hall doorway leading through to:

Rear Hallway:

Radiator; cloak hanging hooks; understairs storage cupboard; timber door leading to outside porch.

Scullery:

4'7" x 9'10" (1.4m x 3m)

Double drainer sink with base cupboards; worktops with space and plumbing for dishwasher and washing machine; built-in cupboards with sliding doors; electric meters; shelving; strip lights; sash window overlooking rear of property.

Kitchen:

11'3" x 8'3" (3.45m x 2.53m)

Fitted range of base and wall units with complimentary worktops; 1 1/2 bowl sink with mixer tap; split level part stainless steel double oven and grill; four plate ceramic hob with filter extractor above; serving hatch; space for fridge freezer; radiator; wall tiling; suspended ceiling with inset lighting; window overlooking rear of property.



Door to:

Rear Entrance Porch:

6'5" x 6'4" (1.96m x 1.94m)

Perspex roof; single glazed windows; timber and glazed rear door; tiled floor.

First Floor

Mid Landing:

Sky light window

Separate WC:

WC with Low level suite and sash window overlooking rear of property.



Bathroom:

10'2" x 7'7" (3.11m x 2.33m)

3 piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure with electric shower; built-in cylinder cupboard; double panelled radiator; wall tiling; suspended ceiling with inset lighting; airing cupboard with factory lagged cylinder and linen shelving; sash window overlooking side of property.

Main Landing:

Radiator; Coving.

Bedroom 1:

13'8" x 13'1" (4.17m x 4m)

Large sash window secondary glazed to rear with views; picture ail; pedestal wash hand basin with light above; double panelled radiator.

Bedroom 2:

12'9" x 13'8" (3.9m x 4.17m)

Double panelled radiator; sash window overlooking front of property; picture rail; pedestal wash hand basin with light above; built-in wardrobes along one wall.

Bedroom 3:

11'9" x 12'4" (3.59m x 3.77m)

Sash window overlooking front enjoying open aspect; double panelled radiator; pedestal wash hand basin; picture rail.

Bedroom 4:

8'5" x 11'5" (2.57m x 3.48m)

Sash window overlooking rear enjoying views; access to roof space; double panelled radiator; built-in store cupboards with shelving; pedestal wash hand basin with tiled splashback.

Outside:

Property is situated on the outskirts of the town centre in a level position, has a large grounds comprising lawned front garden with established shrubs and plants, tarmacadam driveway providing access down side to large rear hard-standing for parking and hard landscaped garden. Enclosed private rear garden mainly hard landscaped with gravel decorative slate, raised decking and seating area, greenhouse. The outhouses comprise of:

Timber and Corrugated Workshop:

Workbench; power and light connected.

Outside Boiler House:

Housing Ideal wall mounted central heating boiler.

Outside Freezer Store:

Single Garage:

Roller timber door.

Timber and Corrugated Leanto Open

Fronted Garage:

Services:

Mains water, electricity, gas and drainage are connected to this property.





Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Council Tax Band:

Directions:

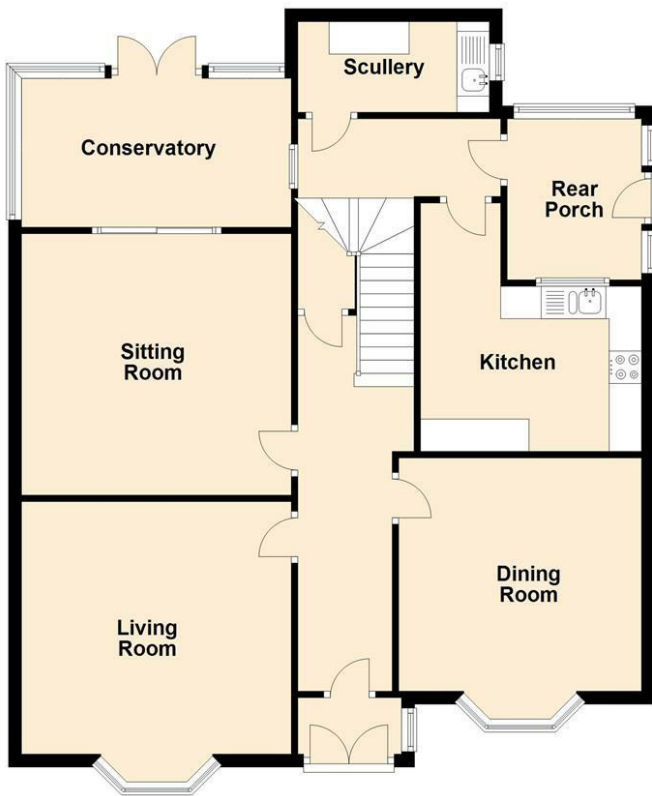
Proceed from Llanrwst out towards Betws y Coed, Gwelfryn will be viewed on the right hand side.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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