



Ty Newydd, Trefriw Conwy LL27 0JH £345,000

A substantial double fronted 7 bedroom property located in a prominent village centre setting ideal for passing trade. Currently a busy and long established Bed and Breakfast premises but also could be a fine family home.

Improved and upgraded - New Roof in 2023 and internal refurbishment. Conveniently situated for all local amenities, close to shops, restaurants, public house and popular walks. The outdoor leisure activities such as Zip World, Snowdonia Adventure Park and Lake Crafnant are a short distance away. Well appointed accommodation with benefit of central heating and double glazing. Attractive rear garden.

Viewing Recommended.



Tel: 01492 642551
<https://www.iwanmwilliams.co.uk>



Location

The Accommodation Affords:
(Approximate measurements only)

Entrance Porch:

Hallway:

Radiators; dado rail; access down to cellar; stairs leading off to first floor level.

Living Room:

19'8" x 11'1" (6m x 3.38m)

Coving; uPVC double glazed bay window to front; radiator; slate fireplace surround with inset gas fire.

Dining Room/Sitting Room:

30'8" x 13'1" narrowing to 9'6" (9.35m x 3.99 narrowing to 2.92m)
UPVC double glazed bay window to front; slate fireplace with gas fire; frosted glass window overlooking the hallway; uPVC frosted double glazed window overlooking the utility room.

Kitchen:

12'7" x 10'0" (3.86m x 3.05m)

UPVC double glazed window to rear aspect; range of wall and base units with roll top work surface over; double sink and drainer with hot and cold mixer tap; additional stainless steel sink and drainer with hot and cold mixer tap; part tiled walls; four ring gas hob; double oven; ceramic tile flooring; storage cupboards also housing the hot water cylinder; wall mounted central heating thermostat; uPVC frosted double glazed door leading to:

Utility Room:

25'3" x 5'8" (7.72m x 1.75m)

Three single glazed windows to rear; door to rear; base units with sink and drainer; space and plumbing for washing machine; dryer and any additional fridge/freezers; floor mounted boiler.

Store Room:

4'11" x 7'11" (1.52m x 2.43m)

Plus additional store.

First Floor

Shower Room:

Two uPVC double glazed windows to rear; fully tiled shower cubicle; low flush W.C.; wash hand basin; radiator; fully tiled walls; ceramic floor tiling.



Bedroom 1:

13'1" x 10'4" (3.99m x 3.15m)

Two uPVC double glazed windows to rear; radiator; access to loft area; wash hand basin.

Bedroom 2:

10'10" x 10'10" (3.32m x 3.32m)

UPVC double glazed window to rear; radiator; wash hand basin.

Bedroom 3:

19'3" x 9'5" (5.89m x 2.89m)

UPVC double glazed bay window to front enjoying countryside views; wash hand basin with tiled splash-back; radiator.

En-Suite Shower Room:

5'5" x 4'8" (1.67m x 1.44m)

Extractor fan; tiled corner shower cubicle with electric shower; low flush W.C.

Bedroom 4:

14'9" x 11'1" (4.52m x 3.38m)

UPVC double glazed bay window to front enjoying countryside views; wash hand basin with tiled splash-back; radiator; feature fireplace; built-in wardrobes.

En-Suite Shower Room:

7'11" x 3'8" (2.43m x 1.14m)

Fully tiled corner shower cubicle with electric shower; low flush W.C.

Bathroom:

7'1" x 6'6" (2.16m x 2m)

UPVC frosted double glazed window to front; three piece suite comprising panelled bath with glass shower screen and shower; low flush W.C; wash hand basin; radiator; fully tiled walls with border; laminated flooring.

Second Floor Landing:

Double glazed velux window and access to loft.

Bedroom 5:

19'3" x 2'6" (5.87m x 0.78m)

UPVC double glazed window to front enjoying countryside views; wash hand basin; storage cupboard; radiator.

Bedroom 6:

11'1" x 10'11" (3.4m x 3.35m)

UPVC double glazed window to front enjoying countryside views; radiator; frosted glazed window overlooking an additional room which could be reincorporated back into bedroom 6.

Bedroom 7:

7'3" x 6'11" (2.23m x 2.13m)

UPVC double glazed window to front aspect.

Outside:

To the front of the property is a low maintenance slate seating area. At the rear of the property is a terrace garden with flagged seating area, established beds with slate shingle and a gate giving access to the rear of the property. NEW ROOF 2023.

Services:

Mains electric, gas, drainage and water are connected to the property.

Directions:

Proceed into the village of Trefriw and the property will be viewed opposite the Fairy Falls.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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.

Council Tax:

Conwy County Borough Council - Band B.



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

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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