



Haulfryn

Llanddoged LL26 0BZ

£295,000

A spacious, beautifully presented 3 bedroom family home set in large corner plot commanding extensive views over the Conwy Valley towards the Snowdonia Mountain Range.

Extended and remodeled home with the benefit of central heating, double glazing, large dining kitchen, two multi-fuel stoves and extensive views from principle rooms.

Affording entrance porch, lounge, dining kitchen, shower room, sun lounge, rear utility and cloakroom, 3 bedrooms and bathroom.

Large private garden, front decking with direct access from sun lounge enjoying extensive views, hardstanding with parking area for several vehicles, detached car garage.

Viewing Highly Recommended.



Tel: 01492 642551

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





Location

The property is situated within a mile of the traditional market town of Llanrwst in the Conwy Valley, occupying a delightful rural setting. Llanrwst is a traditional market town with a range of shops and facilities for everyday needs. The inland tourist resort of Betws Y Coed is approx 5 miles away.

The Accommodation Affords (approximate measurement)

Front Entrance Porch:

Composite double glazed front door; vaulted ceiling; cloak hanging hooks; built-in electric meter cupboard; wall light. Fifteen unit glazed door leading through to:

Small Entrance Lobby:

Staircase leading off to first floor level; radiator; electric fuse board cupboard.



Large Farmhouse Style Dining Kitchen:

15'8" x 12'1" (4.8m x 3.69m)

Fitted range of base and wall cupboards with complementary worktops; 1 1/2 bowl single drainer sink with mixer-tap; plumbing and space for dishwasher; former recessed fireplace surround housing stainless steel cooking range with 6 ring hob, wok ring and hotplate; built-in cupboard housing combi boiler for central heating and hot water; double panelled radiator; tall cupboard housing fridge and freezer; tall larder cupboard; wine rack; tiling; display shelving; spotlighting; tiled floor; uPVC double glazed window overlooking rear of property; timber and glazed door leading through to rear porch. Door leading to:



Lounge:

10'11" x 18'10" (3.33m x 5.76m)

Feature recessed fireplace surround with slate lintel and raised hearth, multi-fuel stove; TV point and telephone point; uPVC double glazed window overlooking front with panoramic views overlooking the Conwy Valley with views to the mountains beyond. Built-in cloaks and storage cupboard. Pine timber floor; uPVC double glazed French windows leading onto rear patio and courtyard; wall lights. Square archway leading through to:



Sun Lounge:

12'0" x 13'1" (3.66m x 3.99m)

uPVC double glazed window overlooking side; uPVC double glazed French windows leading onto front raised decking enjoying extensive views down the Conwy Valley; floor tiling; double panelled radiator; inset spotlighting; floor mounted freestanding cast iron multi-fuel stove; TV point.

Downstairs Shower Room:

Mains shower, extractor fan; radiator; fully tiled walls; tiled floor; recessed storage cupboard; wall mounted mirror.

From Kitchen stable door leading through to:

Spacious Rear Entrance Porch & Utility:

8'9" x 5'8" (2.69m x 1.74m)

Double panelled radiator; single drainer sink with base unit and worktop; plumbing for automatic washing machine; stable rear door; floor tiling. Access to:

Cloakroom:

Low level WC and pedestal wash hand basin; uPVC double glazed window.

From Front Entrance Lobby staircase leading off to:

FIRST FLOOR



Landing:

uPVC double glazed window overlooking front with views; access to roof space.

Bedroom No 1:

10'8" x 9'10" (3.27m x 3m)

Built-in wardrobes with sliding mirror doors; double panelled radiator; uPVC double glazed window overlooking rear.

Bedroom No 2:

12'0" x 9'10" (3.67m x 3m)

uPVC double glazed window overlooking rear; double panelled radiator.

Bedroom No 3:

8'3" x 8'7" (2.54m x 2.62m)

uPVC double glazed window overlooking front enjoying extensive views overlooking garden down the Conwy Valley to surrounding mountains and hillsides.



Bathroom:

7'8" x 7'10" (2.35m x 2.39m)

Three piece suite comprising panelled whirlpool bath with antique style shower adapter, concealed cistern WC and vanity wash basin; double panelled radiator; wall tiling; ladder style heated towel rail; built-in linen cupboard; double glazed window overlooking front.

Outside:

The property commands an elevated position within the village with extensive countryside and valley views. The corner plot is substantial with lower level flat garden with established shrubs and trees; driveway with ample parking for approximately 5 cars. Detached block built car garage with slate roof and twin timber doors, rear personal door, power and light connected. Front garden with path leading down to road. Rear enclosed courtyard area providing private seating and alfresco dining area. The decking also provides outside seating to enjoy extensive views and power and light connected.



Services:

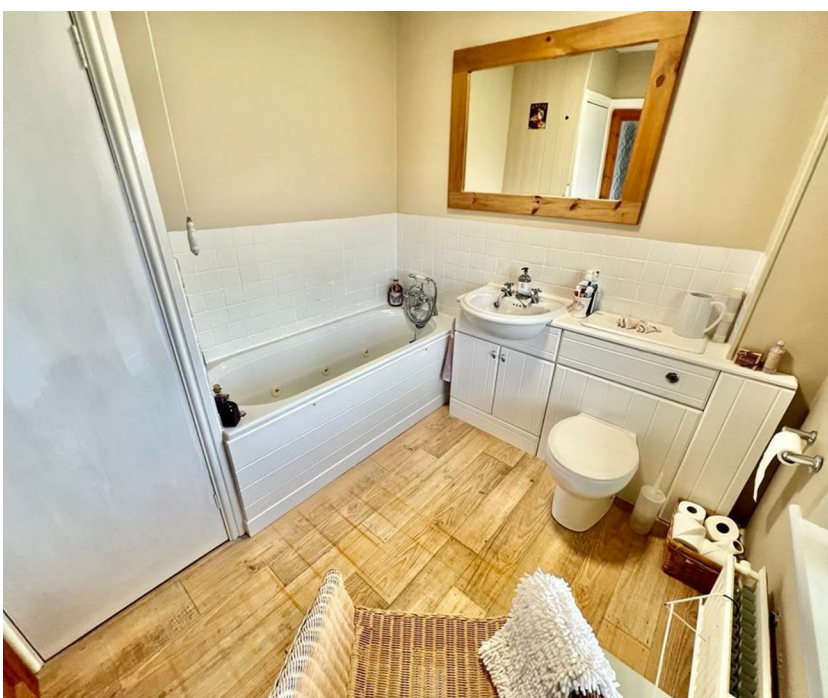
Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Council Tax Band:

Conwy County Borough Council tax band 'A'

Agents Note:

Please note that this property is subject to a local occupancy restriction, Any potential purchasers must currently live or work within the Conwy County or within a 30 mile radius of the property address. Please ask for further details.





Viewing:


By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL tel 01492 642551. Email enq@iwanmwilliams.co.uk

Proof of Identity

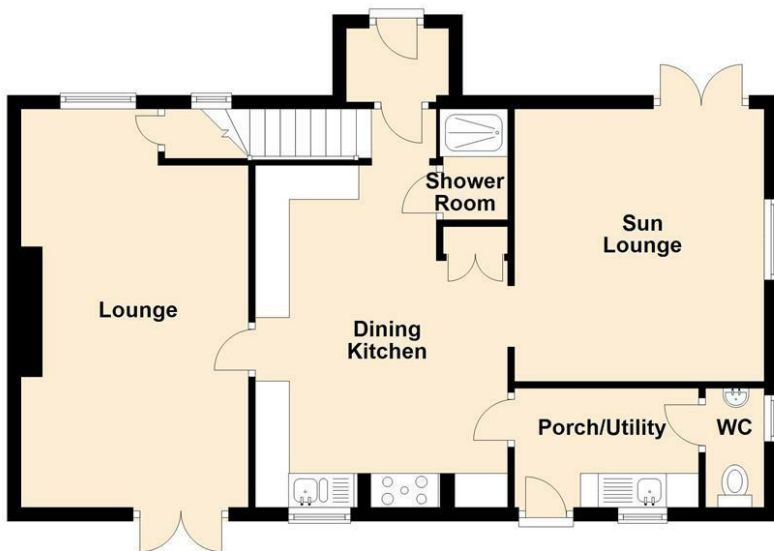
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

Directions

From the agents office proceed up Denbigh Street to crossroads, turn left and continue along this road passing Cattle Market on left - continue straight ahead for half a mile. Turn right signposted Llanddoged and follow this Country Lane up the hill and into the village (approx 1.2 miles). On entering the village - bear right of Church and bear right of school and up the hill. Ignore right turn by former chapel and Haulfryn will be viewed on right hand side in a slightly elevated position.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	37	
(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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

