



## Trefonnen

Llanddoged LL26 0UU

£285,000

A detached 3 bedroom spacious bungalow occupying a rural setting in the Conwy Valley. Agricultural Occupancy Restriction Applies.

Individual detached bungalow with integral garage and uPVC double glazing. Affording entrance porch, reception hall, lounge, dining kitchen, utility room, WC, bedroom 1, bedroom 2, bedroom 3, bathroom. Set within own gardens and approached over shared farm driveway. Views over open farmland extending across the Conwy Valley. Some modernisation required. Please note this property may only be occupied by persons involved in the agricultural industry.



Tel: 01492 642551

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





## Location

### Accommodation:

The accommodation affords: (approximate measurements only)

### Enclosed Front Entrance Porch:

Timber and glazed door leading to:

### Reception Hall:

Coved ceiling; double panelled radiator; dado rail.

### Lounge:

20'7" x 11'8" (6.29m x 3.57m)

Brick fireplace surround with tiled hearth, side plinth; two double panelled radiators; picture rail; coving; uPVC double glazed window overlooking side elevation enjoying views.

### Dining Kitchen:

13'7" x 14'8" (4.15m x 4.48m)

Base and wall units; Rayburn cooking range (not tested); cooker point with extractor above; plumbing for automatic washing machine; single drainer sink with mixer tap; uPVC double glazed window overlooking side elevation; double panelled radiator.





#### Utility Room:

11'4" x 7'10" (3.46m x 2.39m)

Single drainer sink; base and walls cupboards; wall tiling; built-in cupboard housing electric meters; double panelled radiator; walk-in larder cupboard.

#### WC:

low level suite and wash basin.

#### Bedroom 1:

14'9" x 12'0" (4.5m x 3.66m)

uPVC double glazed window with views; radiator.

#### Bedroom 2:

13'1" x 10'3" (3.99m x 3.14m)

Double panelled radiator; uPVC double glazed window overlooking rear; coved ceiling.

#### Bedroom 3:

13'0" x 10'10" (3.98m x 3.32m)

uPVC double glazed window overlooking side and front elevation; radiator; coved ceiling.

#### Outside:

Integral car garage with twin timber doors, side uPVC double glazed window and personal door. Power and light connected. The property is approached over a shared farm track and comprises level lawned gardens to side elevation, paved patio area and outside hard standing parking for several vehicles.

#### Agents Note:

Please note that the property is subject to an Agricultural Occupancy Condition which restricts the ownership to persons involved in the agricultural or forestry industry. Please ask the agents for further information.

#### Services:

Mains electric, shared water supply. Joint private drainage. The current heating is by way of a shared Biomass system but a new buyer will need to reinstate oil, gas or any other suitable heating system.

#### 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)

#### Directions:


From Llanddoged village continue to the parish of Maenan towards Salem Chapel, just before one drops down towards Salem Chapel the property will be viewed on the left hand side.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Iwan M Williams Estate Agents

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

