



## Bryn Rhydd

Maenan LL26 0UH

£745,000

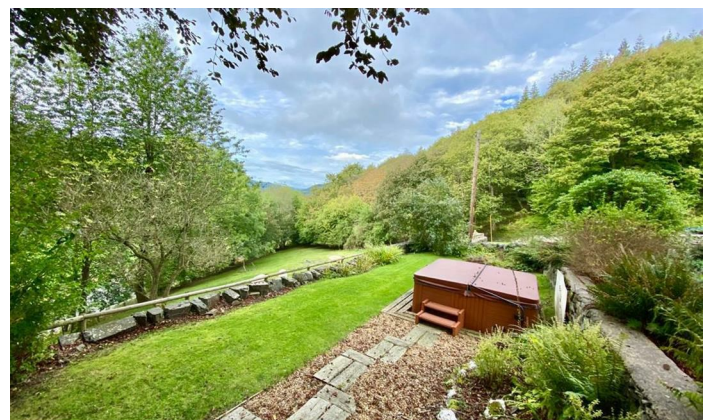
A substantial character detached house set in approx 3.5 acres in total in a semi rural setting within the Conwy Valley. Spacious, well presented family home with a wealth of original character features and potential for conversion of attached stone outbuildings, subject to consent.

Viewing Highly Recommended.

Situated in an idyllic setting within 2 miles of the traditional market town of Llanrwst. Occupying a slightly elevated setting with views down the valley, approx 3.5 acres of grazing and woodland area.

Central heating, original sash windows, pine timberwork and attractive tiled flooring.

Outside seating area and gardens , 3 reception rooms, utility, shower room, 5 bedrooms (one en-suite), bathroom.



Tel: 01492 642551

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





## Location

Maenan is a small community of individual homes and farms located on the eastern side of the Conwy Valley approximately 3 miles from the traditional market town of Llanrwst.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance Porch:

Timber and glazed door and side windows; slate flooring; original timber and stained glass front door leading through to:

### Reception Hall:

Minton style flooring; balustrade and spindle staircase leading off to first floor level; radiator; coved ceiling; pine doors leading off.

### Lounge:

12'5" x 14'6" (3.79m x 4.43m )

Feature slate fireplace surround with tiled and cast iron inset; tiled hearth; picture rail; coving; TV point; telephone point; sash bay window to front elevation with window shutters.



#### Dining Kitchen:

13'8" x 16'2" (4.18m x 4.93m )

Fitted custom built base and wall units with granite worktops; granite central island and breakfast bar; feature recessed former fireplace with cooking range and concealed extractor above; large timber lintel over; plumbing and space for washing machine; 1½ bowl porcelain sink with mixer tap; sash window with window shutters overlooking front; beamed ceiling; built-in fridge and freezer; quarry tiled floor.

#### Dining Area:

Radiator; picture rail and beams. Square archway leading through to:

#### Breakfast Room/Snug:

12'9" x 10'6" (3.9m x 3.22m )

Feature 'Rayburn' in recessed former fireplace surround with slate lintel over; radiator; window to side and rear elevation; timber and glazed rear door; radiator; doorway with access to rear hallway.



#### Downstairs Bedroom:

10'6" x 12'11" (3.21m x 3.94m)

Feature slate fireplace surround and cast iron inset; double panelled radiator; sash window overlooking rear of the property; stained timber flooring.

#### Rear Hallway:

Double panelled radiator.

#### Utility Area:

9'8" x 10'3" (2.96m x 3.13m)

Including downstairs cloakroom with W.C and wash basin; radiator. Large 'Belfast style' porcelain sink with slate drainer; tiled splashback; plumbing and space for automatic washing machine and freezer; timber external rear door; water filter; sash window to rear.



#### Shower Room:

Corner shower enclosure; pedestal wash hand basin; low level W.C; double panelled radiator; tiled floor; shaver point.

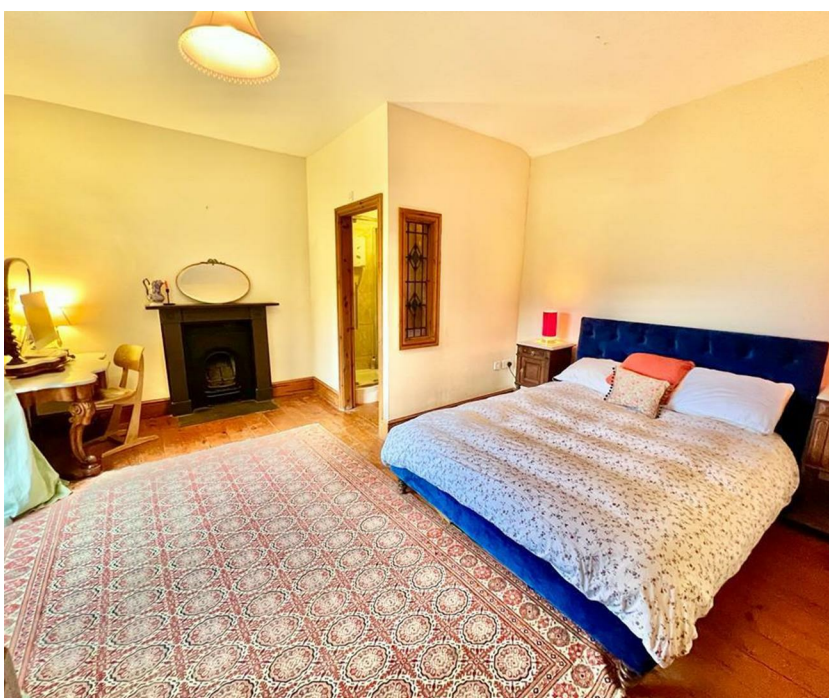
#### Boiler Room:

Housing oil fired central heating boiler.

#### First Floor

#### Landing:

Sash window overlooking front of the property; double panelled radiator; attractive timber and pine doors leading off.



### Bedroom 1:

15'9" x 13'9" (4.82m x 4.2m)

Sash window overlooking front with panoramic views over the valley; stained timber flooring; slate fireplace surround with cast iron inset; double panelled radiator. En-Suite Shower Room: Shower enclosure; pedestal wash hand basin; low level W.C; fully tiled walls.



### Bedroom 2:

12'5" x 14'6" (3.8m x 4.42m)

Sash bay window overlooking front with window shutters; stained timber floors; slate and cast iron fireplace surround; panoramic views; double panelled radiator.

### Rear Landing:

Timber and stained door; built-in cupboard; radiator; cloak hooks.

### Bedroom 3:

10'10" x 10'2" (3.32m x 3.11m)

Slate fireplace surround with cast iron slate hearth; sash window to side elevation; built-in cylinder cupboard with cylinder and linen shelving; double panelled radiator.

### Bedroom 4:

10'3" x 13'1" (3.14m x 4)

Slate fireplace surround with cast iron inset; double panelled radiator; stained timber floors.

### Bedroom 5:

11'6" x 10'8" (3.53m x 3.27m)

Sash window overlooking side of the property; double panelled radiator; stained timber floors.



### Bathroom:

Four piece suite comprising freestanding rolltop bath with cast iron claw feet; shower enclosure; pedestal wash hand basin; low level W.C; double panelled radiator; velux window; sash window to side elevation; wall tiling.



### Outside:

Grassed gardens surrounding the property; tarmac driveway leading to large parking area for several cars; range of stone outbuildings; lawned garden to front and side of the property; extensive views.

### Services:

Mains water and electric connected to the property. Oil central heating; Septic tank drainage.

### Council Tax:

To be confirmed.

### Viewing:


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

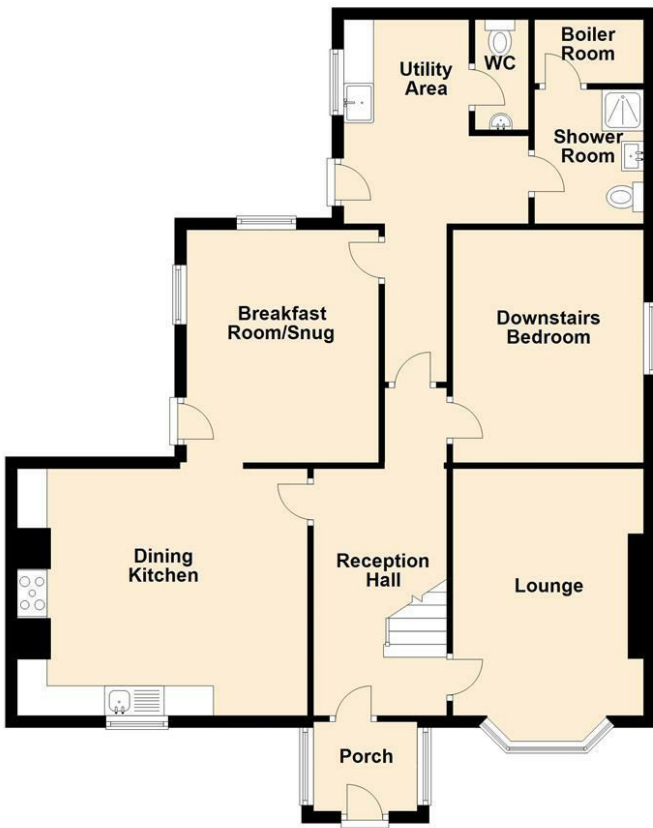


In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

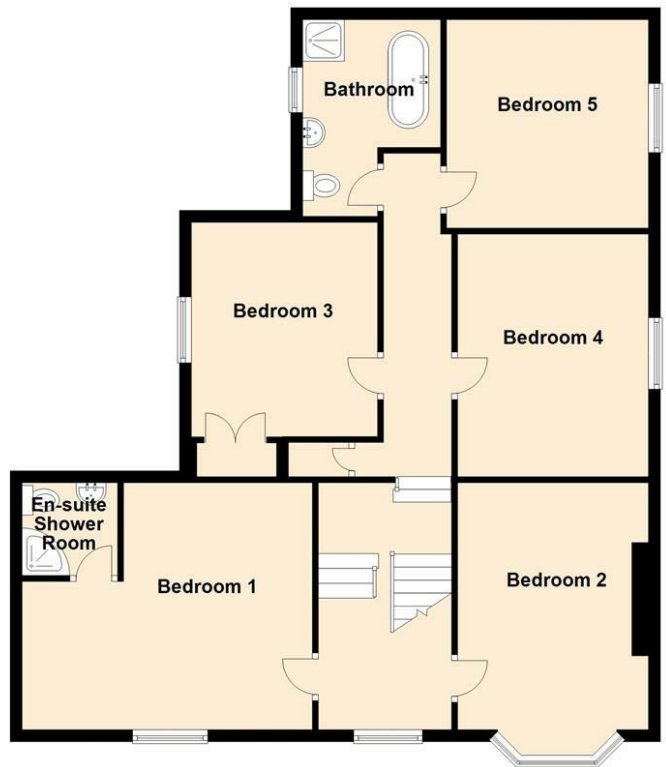


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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 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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