



## Ty Canol

Llanrwst LL26 0PR

£235,000

A spacious traditional double fronted stone cottage located in a semi-rural setting on the outskirts of the town.

Viewing recommended.

Ty Canol offers character 3 bedroom accommodation together with integral store/workshop and large rear garden. Located within level walking distance of the traditional market town of Llanrwst and approximately 4 miles from the inland tourist resort of Betws y Coed. Affording covered entrance, lounge with feature inglenook fireplace and turn staircase leading off, dining kitchen, landing, bedroom 1, bedroom 2, bedroom 3, bathroom. Central heating and double glazing.



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

### Covered Front Entrance:

uPVC double glazed door leading to:

### Lounge:

16'10" x 13'1" (5.15m x 4m)

Feature inglenook fireplace with substantial oak lintel over housing cast iron log burning stove; double panelled radiator; recessed TV alcove; beam ceiling; electric meter cupboard; turn staircase leading off to first floor level.

### Stable door leading to:

### Dining Kitchen:

14'1" x 9'10" (4.3m x 3m)

extending to 4.9m into breakfast area recess.

Kitchen- fitted range of base and wall units with complimentary worktops; 1 1/2 bowl sink with mixer tap; uPVC double glazed window overlooking front; integrated dishwasher; plumbing for automatic washing machine; built-in oven; four plate hob and concealed extractor above; wall tiling.

Breakfast Area - uPVC rear door; double panelled radiator.

Cupboard - Wall mounted Gloworm central heating boiler.





## First Floor

### Landing:

Leading to:

### Bedroom 1:

11'7" x 13'1" (3.55m x 4m)

Double panelled radiator; uPVC double glazed window overlooking front with views; inset spotlighting.

### Bedroom 2:

10'2" x 14'8" (3.12m x 4.49m)

Double panelled radiator; uPVC double glazed window overlooking front.

### Bedroom 3:

16'0" x 3'9" (4.9m x 1.16m )

extending to 1.8m into recess.

Double panelled radiator; uPVC double glazed window overlooking front.

### Bathroom:

3 Piece suite comprising panelled bath with shower above, shower screen, wash basin, low level WC; radiator; uPVC double glazed window to rear.

### Outside:

Attached to the house there is a former garage which is now used as a workshop and store with front and rear access. Large rear raised garden mainly grassed with shrubs, patio area, timber built lean-to garden store and workshop.

### Services:

Mains water, electricity are connected to the property. Septic tank drainage. LPG gas.

### Council Tax:

Band ' C ' - Conwy County Borough Council

### 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:

Proceed from the agents office along the A470 towards Betws y Coed passed the Petrol filling station on the right hand side, and take the next turning left towards Ty Gwyn Farm and the property will be viewed immediately 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>		
(21-38) <b>F</b>	4	
(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 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

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