



## Tyn Y Graig

Nebo Llanrwst LL26 0TA

£625,000

Detached character 3 bedroom house with range of outbuildings set in approximately 1 1/2 acres with outstanding all round views of the Snowdonia mountain range.

Occupying a delightful rural location on the outskirts of the village, Tyn y Graig lies within a magical setting in which to enjoy far reaching countryside views. Surrounded by open farmland, facing south but with views in all directions. Improved and renovated former farm house with all principle rooms enjoying windows towards the mountains. Stone former barn and shippon with potential for conversion subject to consent, 4 bay timber and corrugated hay barn together with rear workshop. Attractive walled level grass garden and paddock area, gravel driveway and hard standing providing ample parking to both front and rear. Inglenook fireplace, uPVC double glazing, multi-fuel stove, large farmhouse style dining kitchen. Viewing highly recommended.



Tel: 01492 642551

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



## Location

Located in a rural hamlet on the edge of the Snowdonia National Park, approximately 3 miles from the traditional market town of Llanrwst in the Conwy Valley and within 4 miles of the picturesque village of Betws Y Coed, popular with walkers, climbers and tourists.

### Accommodation:

The accommodation affords: (approximate measurements only)

### Lounge:

14'4" x 14'4" (4.39m x 4.37m )

Feature inglenook fireplace surround with slate lintel and recess housing multi-fuel stove; uPVC double glazed window overlooking side and front elevation with extensive views; TV point; composite double glazed front door; staircase leading off to first floor level.

### Inner Hallway:

uPVC double glazed window overlooking rear.

### Downstairs Bedroom/Study:

10'3" x 11'1" (3.13m x 3.4m)

uPVC double glazed window overlooking front; recessed alcove shelving; telephone point; views.



### Large Dining Kitchen:

22'5" x 14'5" (6.84m x 4.41m)

Fitted base and wall units with complimentary worktops; integrated dishwasher; space for fridge and freezer; single drainer sink with mixer tap; inset spotlighting; plumbing for automatic washing machine; tiled floor; large uPVC double glazed window and doors overlooking front enjoying extensive views.

### First Floor

#### Small Landing:

#### Bedroom 1:

14'3" x 11'10" (4.36m x 3.62m )

Plus recessed wardrobe area; uPVC double glazed window overlooking front with panoramic views; TV point.

#### Bedroom 2:

14'5" x 9'10" (4.4m x 3m)

uPVC double glazed window overlooking front of property.

#### Bathroom:

7'0" x 9'3" (2.14m x 2.83m)

Four piece suite comprising panelled bath, shower enclosure, vanity wash basin, low level WC; wall tiling; chrome heated towel rail; built-in cupboard housing combination cylinder with immersion heater.

#### Outside:

Property stands in approximately 1 1/2 acres grounds comprising gravelled driveway leading to ample parking areas to front and rear, range of stone former barn and shippon together with pigsty's with potential for conversion subject to consent. Four bay timber and corrugated hay barn, upper level hard standing area and workshop with power and light connected. To the front of the property there is a large lawned front garden with attractive drywall stone boundary, lower level pond and paddock area all with views extending across open fields to the Snowdonia mountain range.

#### Services:

Mains water, electricity, septic tank drainage, solid fuel multi-fuel stove.

#### Council Tax Band:

Band 'D' - Conwy County Borough Council

#### Directions:

Proceed from the agents office approximately 3 miles into the village of Nebo, approaching the village take the first left and continue up the hill taking the first right with a driveway leading down to Tyn y Graig.



## 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)

### 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>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</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.  
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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  
Web: <https://www.iwanmwilliams.co.uk>

