



## Ty'r Felin School Hill

Trefriw LL27 0RJ

£345,000

A beautifully presented, spacious 4 bedroom home in convenient village setting close to all local amenities.

Upgraded, sympathetically modernised and extended retaining a wealth of original character features. Benefiting from UPVC double glazing, gas fired central heating, 2 bathrooms and shower room, inglenook fireplace with log burning stove, beamed ceilings. Affording large living and dining room, garden room, bedroom 4/ Study, kitchen, rear entrance/ utility room, shower room, 3 double bedrooms, 2 bathrooms. Convenient location on the level with good access to local walks including Gwydir Forest and Lake Crafnant. Outside garden area and parking. Viewing highly recommended.



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







## Location

Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is 1 ½ miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south. The coastal towns of Llandudno and Colwyn Bay lie 12 miles north.

The Accommodation Affords:  
Approximate Measurements Only

Ground Floor Living and Dining Room:  
20'8" x 15'3" (6.3 x 4.65)

Feature inglenook style fireplace surround with substantial slate lintel housing multi fuel stove on slate hearth, double panelled radiator, UPVC double glazed windows overlooking front and side elevation, T.V point, balustrade staircase leading off to first floor level, under stair storage, composite double glazed front door. Beamed ceilings. Doorway leading to:

Garden Room:

10'7" x 6'2" (3.25 x 1.88)

Double panelled radiator, UPVC double glazed french windows leading onto rear patio garden.





#### Bedroom 4/ Study

10'7" x 7'6" (3.23 x 2.29)

UPVC double glazed window overlooking front, double panelled radiator, T.V point, timber flooring.

#### Kitchen:

12'10" x 8'8" (3.92 x 2.65)

Fitted range of modern shaker style base and wall units with complimentary timber effect work tops, integrated dishwasher, 1.5 bowl sink with mixer tap, Smeg range cooker with large stainless steel canopy extractor above, space for fridge freezer, tiled floor, UPVC double glazed window overlooking side elevation, contemporary vertical radiator.

#### Rear Entrance and Utility:

6'0" x 5'2" (1.85 x 1.59)

Fitted base units with complimentary work tops, plumbing for automatic washing machine, double panelled radiator, built-in electric meter cupboard. Composite double glazed rear door.

#### Shower Room:

Electric shower with tiled surround, wash basin, low level W.C, wall panelled heater, UPVC double glazed window, access to roof space.

#### First Floor:

##### Spacious Landing:

UPVC double glazed window to rear.

##### Bedroom 1:

14'0" x 11'3" (4.28 x 3.43)

UPVC double glazed overlooking front, 2 double panelled radiators, T.V point, UPVC double glazed window to side elevation.

##### Bathroom:

8'9" x 7'0" (2.67 x 2.15)

Modern 3 pieces suite comprising P- shaped bath with shower above, shower screen, pedestal wash hand basin, low level W,C, electric chrome heated towel rail, radiator, medicine cupboard, extractor fan, wall tiling.

##### Built- in Boiler Cupboard:

With shelving, housing Worcester Combi Boiler.

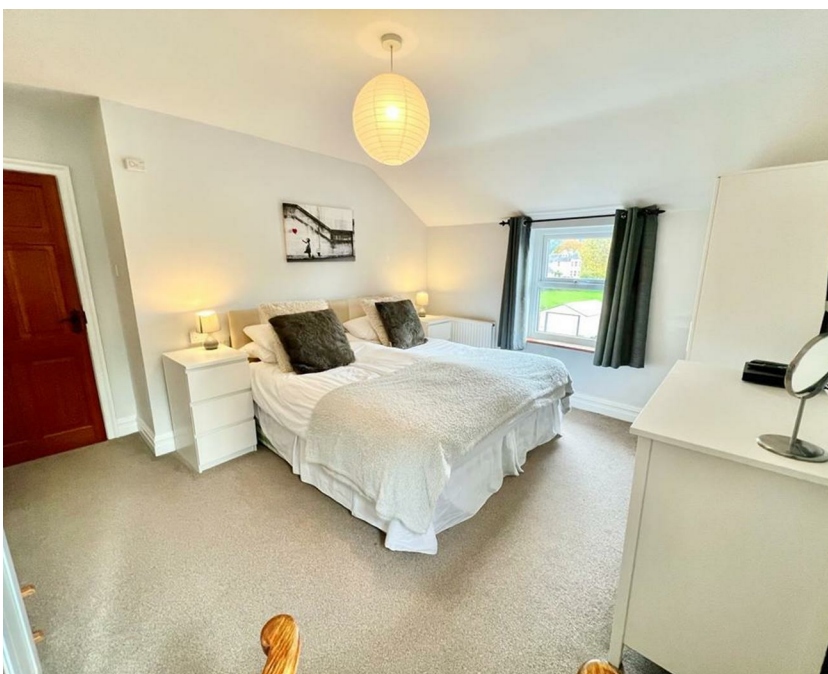
##### 2nd Built-in Linen Cupboard:

With shelving.

##### Bedroom 2:

10'4" x 11'9" (3.15 x 3.59)

UPVC double glazed window overlooking front, double panelled radiator, T.V point, large built-in recess storage cupboard over stair well.





### Bedroom 3:

10'9" x 9'1" (maximum) (3.29 x 2.79 (maximum))  
UPVC double glazed window overlooking front, T.V point, double panelled radiator, access to roof space.

### 2nd Bathroom:

8'8" x 5'5" (2.66 x 1.67)

Modern 3 piece suite comprising P shaped bath with shower above, shower screen, pedestal wash hand basin, low level W.C, ladder style heated towel rail, radiator, wall tiling, UPVC double glazed window.

### Outside:

Property commands a lovely position within the village centre, convenient for all on the level and convenient for all local amenities and within easy access of all local walks including Gower Road all the way to Llanrwst and also access to Lake Crafnant and Geirionydd. Property sits slightly above the road and has gravelled parking area and front forecourt area, side terraced garden and rear patio, outside timber store sheds.

### Services:

Mains water, electricity, gas and drainage are connected to the property.

### Council Tax:

Council Tax Band

### Viewing :

By appointment through the agents Iwan M Williams Estate Agents, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551.


### Proof of I.D:

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   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>84</b>   |
| (69-80) <b>C</b>                            | <b>69</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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