



Tyn Y Berllan

Llanfairtalhaiarn LL22 8SW

£295,000

A delightful 3 bedroom double fronted family home located in the popular rural village of Llanfairtalhaiarn in the Elwy Valley.

Improved, upgraded and refurbished in recent years.

Viewing highly recommended.

Immaculate 3 bedroom home with the benefit of central heating, upvc double glazing, modern newly fitted kitchen and shower room. Set in a quiet edge of the village setting in sizeable corner plot with level garden, driveway - providing ample off road parking and large single car garage.

Affording entrance lobby reception and dining hall, breakfast kitchen, lounge with side french windows overlooking garden, Bedroom 1, Bedroom 2, Bedroom 3, shower room

Garage with twin timber doors, power and lights and ample storage area.



Tel: 01492 642551

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





Location

The Accommodation Affords

(approximate measurements only)

Upvc double glazed front door leading into open lobby reception and dining hallway.

Reception / Dining Hall

13'1" x 8'5" (4m x 2.58m)

Hall with balustrade staircase leading off to first floor level; beam ceiling.

Dining area with laminated floor; double panel radiator, upvc double glazed window overlooking front; beam ceiling.

Lounge

18'0" x 11'8" (5.51m x 3.56m)

Feature recess fireplace with timber lintel over; beam ceiling; french doors leading onto side garden and patio area enjoying views; double panel radiator; TV point; upvc double glaze window overlooking front; wall lights.

Breakfast / Kitchen

9'8" x 9'1" (2.96m x 2.79m)

Fitted range of modern base and wall units in grey with complementary worktops; integrated stainless steel oven; ceramic 4 plate hob with stainless steel canopy extractor fan above; single drainer; porcelain sink with mixer tap; integrated dishwasher; integrated fridge freezer; wall tiling; beam ceiling; ;upvc double glazed window overlooking rear; radiator; breakfast bar; upvc double glazed rear door; storage cupboard.

First Floor

Landing with upvc double glazed window overlooking rear of property; radiator; access to roof space.



Bedroom 1

11'8" x 9'6" (3.58m x 2.92m)

Radiator; upvc double glazed window looking side and front elevation enjoying views; built in spacious wardrobe; wall lights.

Bedroom 2

11'5" x 9'9" (3.49m x 2.99m)

Built in wardrobe; radiator; laminated floor; upvc double glazed window overlooking front and side elevation; wall lights

Bedroom 3

9'2" x 8'6" (2.8m x 2.6m)

Upvc double glazed window overlooking side and rear elevation; radiator; laminated floor; wall lights

Shower Room

6'6" x 6'2" (2m x 1.89m)

Large shower enclosure with electric shower; vanity wash basin; low level w.c; attractive fully tiled walls; ladder style heated towel rail; upvc double glazed window; extractor fan.

Outside

Property occupies a pleasant level plot in a corner position with grassed gardens; established borders; shrub & plants; fencing providing safe area for children and pets; flagged side patio; rear decorative gravelled courtyard style seating area; side gate providing security; tarmac driveway for parking and turning area.

Car Garage

5.5m x 2.88m with twin timber doors, floor mounted Worcester central heating boiler; space for dryer; power and light connected; good head space with ample storage above if required.

Services

Mains water; electricity; drainage connected to property; oil fired central heating.

Council Tax Band

Band E.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

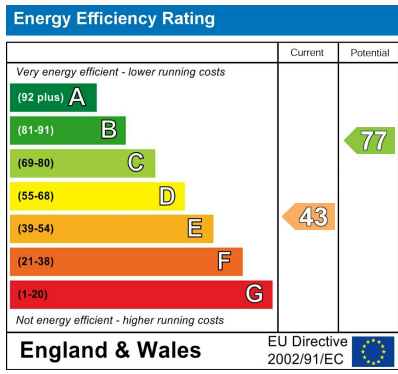
Directions

Proceed along B548 leading from Llangernyw to Abergeel. Upon arriving in Llanfairtalhaiarn turn towards Llansannan (not over bridge). Continue pass new development on Left hand side, turn left onto Denbigh Road and property can be viewed on Left 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.





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 option must be treated as given on the same basis as these particulars.

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