



Abbey End

Maenan LL260UL

£395,000

A beautifully presented, deceptively spacious mews style home in hamlet setting within approximately 2 miles of the traditional market town of Llanrwst in the Conwy Valley.

Viewing highly recommended.

Abbey End forms part of the former farm buildings adjacent to the Maenan Abbey Hotel - a beautiful home offering 4 bedrooms on 2 floors. Character home offering light and airy accommodation with the benefit of large windows attractive garden areas and small brook. Affording reception hall, kitchen, large split level lounge and dining room, 2 double bedrooms and shower at ground floor level. Front hallway and staircase leading to 2 further bedrooms, store/study and bathroom at first floor level. Central heating, double glazing, attractive garden areas and parking for 2 vehicles.



Tel: 01492 642551

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



Location

Accommodation:

The accommodation affords: (approximate measurements only)

Ground Floor

Reception Hallway:

Concealed high level strip lighting; double panelled radiator; timber and glazed door to outside.

Breakfast Kitchen:

12'5" x 12'7" (3.81m x 3.85m)

Fitted base and wall cupboards with worktop over; 2 bowl single drainer sink; plumbing for dishwasher; corner shelving; uPVC corner windows overlooking outside seating area; double panelled radiator; timber and glazed rear door.

Split Level Lounge and Dining Room:

17'4" x 18'8" (5.3m x 5.71m)

Split level room with upper level dining area with recessed shelving. Step leading down to lounge with attractive recessed fireplace housing multi-fuel stove with slate hearth; coved ceiling; large walk-in bay window overlooking side garden; double panelled radiator.



Bedroom 1:

10'2" x 13'1" (3.12m x 4m)

uPVC double glazed window overlooking side;
double panelled radiator; coved ceiling.

Bedroom 2:

13'1" x 13'11" maximum (4m x 4.25m maximum)

uPVC double glazed window overlooking side; 2 radiators; built-in wardrobes and drawer with inset vanity desk ;coved ceiling.

Shower Room:

9'9" x 10'10" (2.98m x 3.32m)

3 piece suite comprising large shower enclosure, pedestal wash hand basin, concealed cistern WC; timber panelling to wainscot level; double panelled radiator; built-in storage cupboard; shaver point; uPVC double glazed window; extractor fan; towel rail.

From Living room door leading to:

Inner Hallway:

Timber and glazed door to side garden; built-in cloaks cupboard; staircase leading off to:

First Floor Level:

Landing:

Bedroom 3:

15'9" x 12'2" (4.81m x 3.73m)

uPVC double glazed window overlooking side enjoying views over garden; double panelled radiator; built-in wardrobe.

Bedroom 4:

7'3" x 9'0" (2.21m x 2.76m)

Double panelled radiator; recessed hanging space; uPVC double glazed window overlooking side elevation.

Store/Study:

8'11" x 5'3" (2.73m x 1.62m)

Floor mounted 'Worcester' boiler; uPVC double glazed window overlooking side; built-in cylinder cupboard.

Bathroom:

6'3" x 6'5" (1.93m x 1.96m)

Panelled bath with mixer tap handheld shower adaptor; low level WC; pedestal wash hand basin; mirror and splash-back; double panelled radiator; uPVC double glazed window.

Outside:

Property has attractive gardens to both sides and small seating area to front for Alfresco dining. Small stream opening onto pond, lawned garden, 2 parking spaces.



Services:

Mains water and electricity are connected to the property. Septic tank is shared drainage with other adjoining properties. Oil fired central heating.

Council Tax Band:

Directions:

Proceed from Llanrwst along the A470 for approximately 1 1/2 to the Maenan Abbey Hotel continue for approximately 50 yards there is a small lane doubling back towards Abbey End.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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) A		
(81-91) B		
(69-80) C		76
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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