



**Crud Yr Awel,**  
Trefriw LL27 0NX  
£315,000

A well presented bungalow set in large gardens enjoying open aspect. Located in a popular residential area on the outskirts of Trefriw village. Individually designed brick built property.

Gas fired central heating, uPVC double glazing, re-roofed 2021, spacious rear garden and ample tarmacked off road parking. Affording entrance hall, lounge, kitchen / diner, Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom.

The property benefits from slightly elevated setting in the popular village of Trefriw with close proximity to Gwydyr Forest for outdoor pursuits and Llyn Crafnant.

Viewing Highly Recommended



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>





## Location

The Accommodation Affords  
(approximate measurements only )

### Front Entrance

Hallway , timber glazing front door, inset spot lighting, wall mounted radiator, telephone point , access to roof space.

### Lounge

13'6" x 11'3" (4.12m x 3.45m)

Recessed multi fuel burner with slate hearth, uPVC double glazed window overlooking front and side elevation, wall mounted radiator, , Tv point

### Kitchen / Diner

17'5" x 7'6" (5.31m x 2.29m)

Fitted range of base and wall units with complementary worktops, single drainer stainless steel sink with mixer tap, 4 plate electric hob with extractor filter above, integrated oven below, space for fridge freezer , plumbing for automatic washing machine, uPVC double glazed window overlooking rear, inset spot lighting, central heating and hot water boiler, wall mounted radiator, tiled flooring, uPVC double glazed door leading to rear garden.



### Bedroom 1

10'8" x 8'11" (3.27m x 2.73m)

uPVC double glazed window overlooking front of property, wall mounted radiator, telephone point.

### Bedroom 2

12'0" x 7'5" (3.66m x 2.27m)

uPVC double glazed window overlooking front elevation, wall mounted radiator, integrated fitted wardrobes and storage cupboards above.

### Bedroom 3

7'10" x 7'3" (2.40m x 2.23m)

uPVC double glazed window overlooking rear garden, wall mounted radiator and fitted wardrobes.

### Bathroom

Three piece suite comprising of corner glazed shower enclosure, low level W.C, pedestal wash basin, wall mounted mirror, heated ladder style towel rail, floor and wall tiling with frosted uPVC double glazed window.

### Outside

Property benefits from ample off road parking with large wrap around tarmac driveway, large range of flowers, shrubs and plants. Surrounding the property with a raised garden to front and a tier terraced garden to rear with hard standing for shed.

### Directions

From the Agents office proceed over Llanrwst Bridge along the B5106 to Trefriw, continue for approx 2 miles, turn left up School Hill, and the property will be viewed on your Left Hand Side approx 3/4 of the way up.

### Services

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

### Council Tax Band

Conwy County Borough Council - Band D

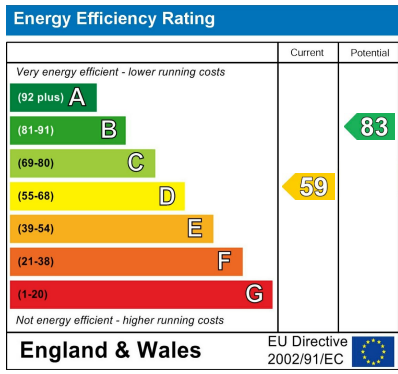
### Viewing Llanrwst

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.





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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