



1 Ty Bont

Trefriw LL27 0NZ

£179,000

A delightful 2 bedroom character cottage with large garden in a popular village setting within the Conwy Valley and Snowdonia National Park

Forming part of a terrace of three cottages occupying an elevated setting within the village, ideally located for spectacular walks to forests and lakes.

Extended and upgraded over the years offering spacious accommodation comprising open plan Living / Dining area, kitchen, rear Entrance Lobby, Shower Room and two double bedrooms.

Feature inglenook style fireplace with built in stove, beam ceiling, uPVC double glazing and gas fuel central heating. Attractive gardens with large patio and raised lawned area.

VIEWING RECOMMENDED



Tel: 01492 642551

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





Location

The Accommodation Affords
(Approximate Measurements Only)

Open Plan Living and Dining Room
26'9" x 9'8" (8.17m x 2.97m)

Living Area - Feature stone recessed fireplace with substantial slate lintel over housing multi fuel stove on slightly raised hearth. TV, electric metres, uPVC double glazed window overlooking side of property, radiator, wall light point, beamed ceiling, staircase leads off to First Floor Level.

Dining Area - Located to the front of the property, understairs storage cupboard, uPVC double glazed window



Kitchen

8'7" x 10'4" (2.62m x 3.16m)

Range of fitted base and wall units with complementary worktops, single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, stainless steel built in electric oven with 4 ring gas hob and concealed extractor hood above, wall mounted central heating boiler also providing for hot water, space for fridge, uPVC double glazed window overlooking rear of property, spotlighting, radiator, doorway leading through to rear entrance porch with quarry tiled floor, uPVC double glazed rear door.



Shower Room

Affording 3 piece suite comprising large shower enclosure with white brick effect tiling, vanity wash basin, low level W.C, radiator, uPVC double glazed window.

Bedroom 1

9'7" x 14'1" (2.94m x 4.31m)

uPVC double glazed windows overlooking side and rear elevation, built in wardrobe, radiator.

Bedroom 2

9'8" x 10'1" (2.97m x 3.08m)

uPVC double glazed window overlooking front, radiator,

Outside

Small well established front garden with path leading to large rear garden with flagged patio and steps up to level grassed garden and garden shed.

Services

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

Directions

Proceed into Trefriw village centre and turn up the hill opposite The Fairy Falls. Continue past first crossroads negotiating right and left bends in road and continue past second crossroads. Follow hill up to left towards Crafnant and take first left by Nursery, continue over stone bridge and property will be viewed on right.

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.

Council Tax

Conwy County Borough Council - Council Tax Band - TBC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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