



## Coed Y Brain

Tafarn Y Fedw LL26 0NL

£625,000

A substantial, beautifully presented detached house located in an idyllic rural setting enjoying panoramic views of the Snowdonia mountain range.

VIEWING HIGHLY RECOMMENDED

This stunning detached home is set in approx one acre grounds in a rural setting within 5 minute drive of the traditional market town of Llanrwst in the Conwy Valley. Improved and upgraded by the present owners with the benefit of a bespoke hand made kitchen, modern bathroom and en suite shower room, Oil central heating and double glazing.

All principal rooms enjoy a South Westerly aspect - enjoying all day sunshine and spectacular views. Detached stone built garage / workshop with loft area which would make a superb self contained cottage (subject to planning consent)

Wooded dell with its own waterfall.



Tel: 01492 642551

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





## Location

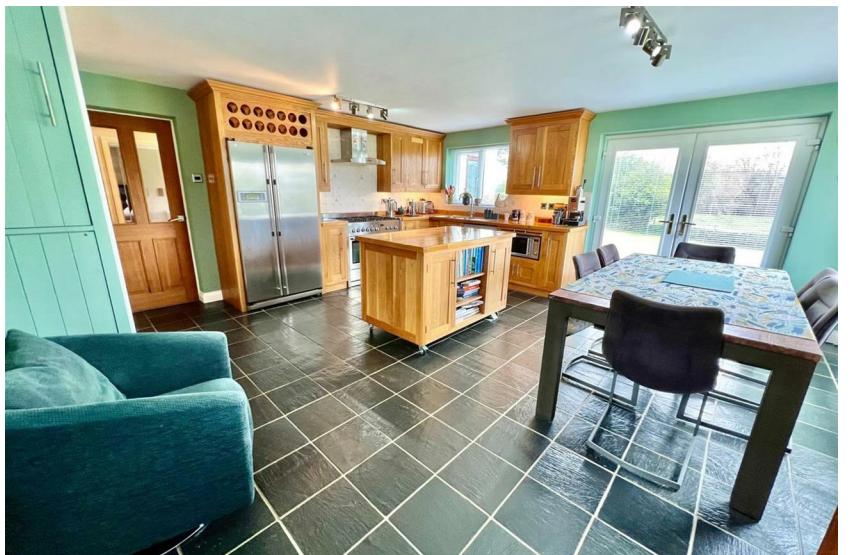
The property is situated within a mile of the traditional market town of Llanrwst where you will find shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

The Accommodation Affords  
(Approx Measurements Only)

### Reception Hall

Covered front entrance and oak stable front door leading to Reception Hall, oak flooring, radiator, balustrade staircase leading off to First Floor level, built in understairs storage cupboard. Range of bespoke store and cloak cupboards with oak doors.

Shower Room - shower with glazed screen, concealed cistern W.C and vanity wash basin, wall tiling, uPVC double glazed window, ladder style heated towel rail.



## Kitchen / Diner

17'0" x 16'11" (5.2m x 5.17m)

Kitchen - fitted range of bespoke handmade oak units complementary worktop, NEF range cooker with canopy stainless steel hood above, plumbing for dishwasher, inset space for microwave, one and half bowl sink with mixer tap, tall cupboard with built in storage and wine rack, space for American style fridge. Central island with inset book shelving and storage drawers and cupboards. Built in cupboard with spice shelving, electric meter / central heating boiler.



Dining Area - 2 radiators, uPVC double glazed windows overlooking front and side elevation enjoying extensive views, uPVC double glazed french doors leading onto rear patio - ideal area for alfresco dining to enjoy the splendour of the surrounding hillsides.

Lounge - extending from front to rear  
25'3" x 15'1" (7.7m x 4.6m)

Oak flooring with recess fire surround and oak lintel, slate hearth, multi fuel stove, TV point, radiator, uPVC double glazed window to front, rear large floor to ceiling sliding patio doors and glazed wall enjoying extensive views.

## First Floor Level

Spacious landing, radiator, uPVC double glazed window to front, built in cylinder cupboard.

## Bedroom 1

16'11" x 14'11" (5.16m x 4.57m)

uPVC double glazed window overlooking front and rear elevation with panoramic views, oak flooring, built in wardrobe with oak doors, double panelled radiator. En suite shower room housing large corner shower cubicle, low level W.C bidet, pedestal wash hand basin, fully tiled walls, tiled floor, mirror with inset lighting.



## Bedroom 2

13'9" x 11'5" (4.21m x 3.5m)

Radiator, uPVC double glazed window overlooking rear enjoying extensive views, built in wardrobes with oak doors.

## Bedroom 3

15'1" x 9'10" (4.6m x 3m)

Radiator, uPVC double glazed window to front.

## Bathroom

9'3" x 6'0" (2.83 x 1.85m)

Panelled bath with mixer shower above, low level W.C, bidet, wash hand basin with tiled surround and monochrome tap, wall tiling, mirror, ladder style heated towel rail.



## Outbuildings

Detached stone outbuildings comprising:-

Workshop - (3.67m x 4.17m) with window and door to front, beam ceilings.

Garage - (4.5m x 3.17m) with up and over door, high level open to roof space at twin height open to underside of roof.

Stone staircase leading to granary style steps leading up to loft room over (4.14m x 4.25m) uPVC double glazed window, skylight, power point.

## Outside

The property stands in superb level grounds mainly grass gardens with variety established shrubs and plants, large garden pond, views to surrounding countryside and onto the mountain range of Snowdonia. In addition to the level ground there is a steep bank of wooded area and a beautiful dell with a small country stream and waterfall running along the rear boundary.

## Services

Mains water, electricity are connected to the property / Oil fired central heating / septic tank drainage.

## 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.

## Council Tax


Conwy County Borough Council - Council Tax Band "F"

## Directions

Proceed for the agents office from Llanrwst along the A548 towards Llangernyw, into the small hamlet of Tafarn y Fedw, turn first right by Dyffryn Aur Farm and follow the country lane for approx half a mile and the property will be viewed on the left hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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**

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: enq@iwanmwilliams.co.uk  
Web: <https://www.iwanmwilliams.co.uk>

