



Bryn Teg Tafarn Y Fedw

Llanrwst LL26 0NN

£279,500

A beautifully presented 2 bedroom character cottage located in hamlet setting on the outskirts of Llanrwst. Occupying a sizeable plot with landscaped areas and outside shrubs and plants.

Benefiting from uPVC double glazing, LPG fired gas central heating, modern fitted kitchen, views to surrounding hillsides and gardens.

Affording Entrance leading into sitting room, Bedroom 2, Bedroom 1, Bathroom, Kitchen, Utility Room, Lounge.

Semi rural setting within a short drive of all local amenities and the market town of Llanrwst.

Viewing Highly Recommended



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 (Approximate Measurements Only)

Lounge

14'9" x 10'11" (4.5m x 3.33m)

Inglenook style recessed fireplace housing multi fuel stove slate hearth and wooden surround and lintel, uPVC double glazed sash window overlooking front elevation, coved ceiling, TV point, radiator, with doorway leading into Bedroom 2

Bedroom 2

14'9" x 7'9" (4.5m x 2.37m)

uPVC double glazed sash window overlooking front of property, access to roof space, radiator,

From lounge through open archway to landing with integrated cupboard, wall mounted double panelled radiator.

From upper landing staircase leading down to lower ground floor to Kitchen and Sitting Room



Bedroom 1

13'5" x 10'11" (4.09m x 3.35m)

uPVC double glazed window overlooking side elevation with views to surrounding hillsides, wall mounted radiator.

Bathroom

10'11" x 5'6" (3.33m x 1.69m)

Three piece suite comprising roll top bath with mixer tap and shower attached, low level W.C, Victorian style sink, wall panelling, inset spot lighting, frosted uPVC double glazed window, shaver point, extractor fan, heated ladder style towel rail, tiled flooring, wall mounted electric mirror with lighting.

Kitchen

12'6" x 10'2" (3.82m x 3.11m)

Fitted range of base and wall units with complementary wooden worktops, one and half bowl stainless steel sink with mixer tap, inset counter lighting, space and plumbing for automatic washing machine, space for electric range cooker with stainless steel extractor canopy above, timber flooring, centre island unit with wooden worktops, exposed beam feature ceiling, shelving, space for American style fridge freezer, open square archway leading into snug.

Snug

12'4" x 7'9" (3.76m x 2.38m)

Recess fireplace feature with slate hearth and timber lintel, uPVC double glazed window overlooking side of property and uPVC double glazed door, wall mounted lighting, uPVC double glazed skylight, radiator, timber flooring.

Utility Room

13'3" x 5'0" (4.06m x 1.54m)

Fitted base units with single drainer stainless steel sink and mixer tap, space and plumbing for automatic washing machine, cloak hooks, shelving, uPVC double glazed door leading to rear of property, uPVC double glazed window to side and rear elevation, wall mounted radiator, timber effect flooring, wall mounted BAXI central heating and hot water boiler.

Outbuilding / Shed

6'11" x 10'10" (2.12m x 3.31m)

uPVC double glazed window, power and lighting connected, range of shelving, cloak hooks.

Outside

Set in sizeable plot with a wide selection of flowers, plants and shrubs, paved stone walkways and hard landscape borders leading up over bridge to top lawn which offers sun terrace with hedge borders enjoying sunny aspect. Property benefits from ample outside space with wrap around garden, sun terraced patio to side of property enjoying views towards Snowdonia National Park and surrounding hillsides



Services

Mains water, electricity, septic tank, LPG gas - central heating

Council Tax

Conwy County Borough Council - Council Tax Ban - "C"

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.

Directions

From Llanrwst proceed in the direction of Abergele for approximately ½ mile and on entering the hamlet of Tafarn y Fedw 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) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	26	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Lower Ground Floor



Ground 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.

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