



## Bron Llan, Llangernyw LL22 8PP £300,000

A spacious double fronted 3 bedroom family home in large level plot within village centre. Character home with gardens and parking.

Extended and re-modelled detached cottage believed to be one of the oldest house within the village - dating back to 18th Century.

Set in a large level plot with gravelled driveway providing ample parking, large grass garden, detached car garage and rear courtyard area. Affording a small Entrance Lobby, Lounge, Large Dining / Kitchen, Utility Room & Snug, 3 Double Bedrooms and Bathroom. Central heating and double glazing, convenient central location within walking distance of school, village inn and grocery store.

Some modernisation required.

Viewing Recommended



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



## Location

The Accommodation Affords  
(Approximate Measurements Only)

### Front Entrance

With uPVC double glazed front door, small lobby and staircase leading off to First Floor Level.

### Lounge

13'8" x 11'10" (4.18m x 3.63m)

Feature inglenook style fireplace surround with raised slate hearth and timber lintel, TV point, Telephone point, Double panelled radiator, uPVC double glazed window to front of property, Laminated flooring.

### Dining / Kitchen

11'11" x 15'5" (3.64m x 4.7m)

Fitted base and wall units with complementary worktops, one and half bowl sink with mixer taps, stainless steel oven, plumbing for dishwasher, integrated fridge freezer, TV point, built in tall larder cupboards, double panelled radiator, uPVC double glazed french doors leading onto rear garden and courtyard area, doorway leading to former kitchen now used as utility room and small snug.

### Utility Room / Snug

20'0" x 7'5" extending to 10'11" (6.12m x 2.28m extending to 3.35m)

Fitted base and wall units with plumbing for dishwasher and washing machine, one and half bowl sink with mixer taps, tall larder cupboards, built in oven with extractor above, uPVC double glazed window overlooking side and rear elevation, double panelled radiator, front snug with uPVC double glazed window overlooking front and doorway back onto entrance lobby, large built in under stairs storage cupboard.



## First Floor Level

Landing, built in cupboard housing Worcester boiler for central heating, built in storage cupboards.

### Bedroom 1

12'2" x 14'1" (3.73m x 4.31m)

uPVC double glazed window overlooking front with open aspect, radiator, feature cast iron former fireplace surround, walk in storage and wardrobe with shelving.

### Bedroom 2

14'2" x 11'0" (4.32m x 3.36m)

uPVC double glazed window overlooking front enjoying views, radiator, cast iron fireplace surround.

### Bedroom 3

11'11" x 7'5" (3.65m x 2.28m)

Double panelled radiator, uPVC double glazed window overlooking rear.

### Bathroom

6'1" x 7'2" (1.87m x 2.19m)

3 piece suite comprising of bath with shower above, pedestal wash hand basin, low level W.C, vaulted ceiling, radiator, uPVC double glazed window.

## Outside

Large level grassed garden to front with shrubs and plants, gravelled driveway, hardstanding for parking providing ample parking for several vehicle. Detached blocked built car garage with up and over door, side personal door. Rear courtyard area. A private rear garden area.

## Services

Mains water, electricity and drainage connected to the property, LPG gas central heating.

## Council Tax

Conwy County Borough Council - Council Tax Band - "E"

## 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.

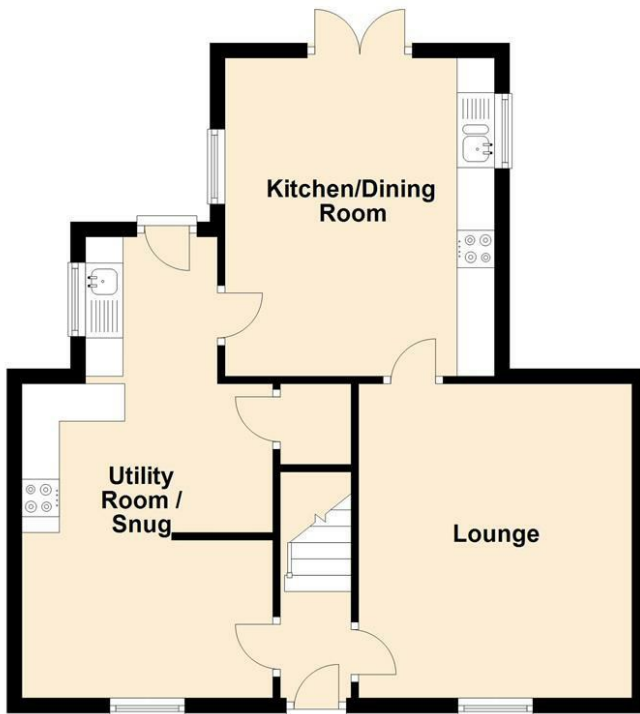
## Directions

Proceed into the village of Llangenyw passing the school on the right hand side and Bron Llan will be viewed a short distance on the left just before the road narrows by the church.

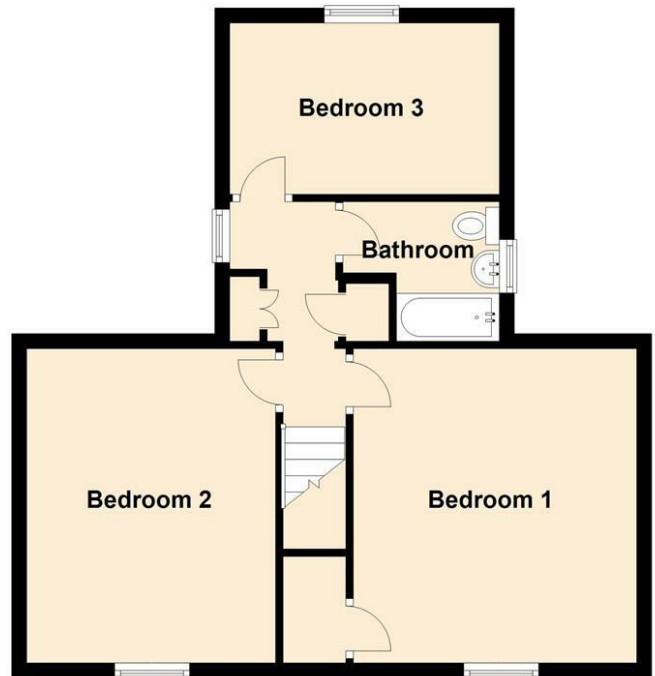


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>30</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

