



## Cribarth Penrhiw

Llanddoged LL26 0BZ

£495,000

A substantial detached family home situated in an elevated edge of village setting high above the Conwy Valley.

Large 4 bedroom home together with 2 bedroom self contained annex.

Viewing Highly Recommended.

Commanding an elevated edge of village setting, Cribarth offers versatile accommodation which may suit family with dependent relatives or alternatively provide additional income by letting the attached annex. The property has two separate driveways and hard-standing for parking, extensive mountain and valley views, garden and terrace backing onto farmland, block built former stabling. The property is conveniently located within walking distance of the village centre, school and popular local walks.

Affording reception hall, lounge, conservatory, large dining kitchen, shower room, bedroom 1, bedroom 2, bedroom 3, bedroom 4, bedroom 5, bathroom. Annex - conservatory, open plan kitchen diner and lounge, inner hall, bedroom with en-suite, bedroom 2, bathroom.



Tel: 01492 642551

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



## Location

The property is situated within a mile of the traditional market town of Llanrwst in the Conwy Valley, occupying a delightful rural setting. Llanrwst is a traditional market town with a range of shops and facilities for everyday needs. The inland tourist resort of Betws Y Coed is approx 5 miles away.

### Accommodation:

The accommodation affords: (approximate measurements only)

### Main House

#### Entrance Hall:

Night storage heater; timber and glazed entrance door; picture rail and coving; built-in linen/cylinder cupboard; built-in storage cupboard with shelving.

#### Lounge:

18'10" x 11'10" (5.76m x 3.63m )

Feature stone fireplace surround; cast iron multi-fuel stove; plinth for TV; recess shelving; coved ceiling; engineered oak flooring; wall tiling; sliding patio doors leading to:

#### Conservatory:

18'7" x 6'6" (5.67m x 2m)

Tiled floor; uPVC double glazed; extensive views of the mountains across the valley.



#### Kitchen Diner:

26'2" x 9'4" extending to 11'8" by dining area (8m x 2.85m extending to 3.56m by dining area)

Kitchen - Newly fitted base and wall units with Quartz worktops; 1 1/2 bowl sink; electric cooker point; plumbing for automatic washing machine and space for dishwasher; double glazed window overlooking rear; peninsula base units and breakfast bar with space below; composite double glazed rear door.

Dining Area - Coved ceiling; shelving; night storage heater; double glazed window overlooking rear.

#### Shower/ Wet Room:

8'0" x 5'2" (2.46m x 1.6m)

Tiled floor; shower with shower screen; vanity wash basin; low level WC; double glazed window overlooking rear; extractor fan; fully tiled walls; wall mounted electric heater.

#### Bedroom 5:

7'4" x 11'7" (2.24m x 3.55m)

Double glazed window overlooking front enjoying views; coved ceiling.

#### Bedroom 4:

11'8" x 11'10" (3.56m x 3.62m )

Night storage heater; double glazed window overlooking front with views; coved ceiling.

#### Bedroom 3:

11'9" x 11'10" (3.6m x 3.63m)

Double glazed window overlooking front with views; night storage heater; built-in wardrobe; space for double bedroom with cupboards over; coved ceiling.

From main hallway there is a small staircase leading up to:

#### Upper Landing:

Built-in linen cupboard; access to store room with further access to roof void storage area.

#### Bedroom 2:

14'1" x 12'0" (4.3m x 3.67m )

Double glazed window overlooking front enjoying views; night storage heater; TV point.

#### Bathroom:

Modern suite comprising bath with shower above, low level WC, vanity wash basin; fully tiled walls and floor; wall mounted mirror with inset lighting; ladder style towel rail; radiator; extractor fan.

#### Bedroom 1:

14'1" x 9'6" (4.3m x 2.91m )

Range of built-in wardrobes along one wall; double glazed window overlooking side and rear enjoying extensive views; TV point; night storage heater.

#### Annex:

From the main hallway there is a locked door with staircase leading down to the annex or alternatively one can access the annex externally through the conservatory.



### Conservatory:

17'8" x 5'5" (5.41m x 1.67m)

Tiled floor; double glazed windows; wall lights.

Doorway to:

### Open Plan Dining, Kitchen and Living Room:

18'6" x 12'8" (5.66m x 3.87m)

Living Area with wall mounted electric heater, sliding patio doors onto rear conservatory, vaulted ceiling, feature brick fireplace surround and side plinth; multi-fuel stove; under-stair storage cupboard; balustrade stairs which lead back onto the main house; radiator.

Kitchen 2.6m x 2.1m - base and wall units; 1 1/2 bowl sink; integrated oven; four plate ceramic hob; space for fridge freezer; peninsula base units; plumbing for automatic washing machine; pantry cupboard.

Built-in storage cupboard and cloaks cupboard

Twin timber and glazed doors leading to hallway with radiator.

### Bedroom 1:

14'0" x 13'6" (4.28m x 4.13m )

Night storage heater; double glazed window overlooking rear; wardrobe with hanging space; coved ceiling.

### En-suite Shower Room:

Pebble effect wet room with shower, glazed screen, vanity wash basin low level WC; towel rail; radiator; extractor fan.

### Bedroom 2:

14'2" 10'8" (4.33m 3.26m)

Sealed unit double glazed window overlooking front; night storage heater; views; coved ceiling.

### Bathroom:

8'11" x 5'5" (2.74m x 1.66m)

Corner bath; vanity unit with mirror and light above; low level WC; timber effect floor; extractor fan.

### Outside:

Property stands within it's own grounds has large terrace patios along the rear of the property, detached car garage. The property enjoys extensive views over the rear over open farmland. To the front of the the property there is tarmacadam driveway providing ample parking, shrubs and plants, extensive views across the valley.

The annex has 2 block built stables and tack room which can now be converted into a workshop or storage area.

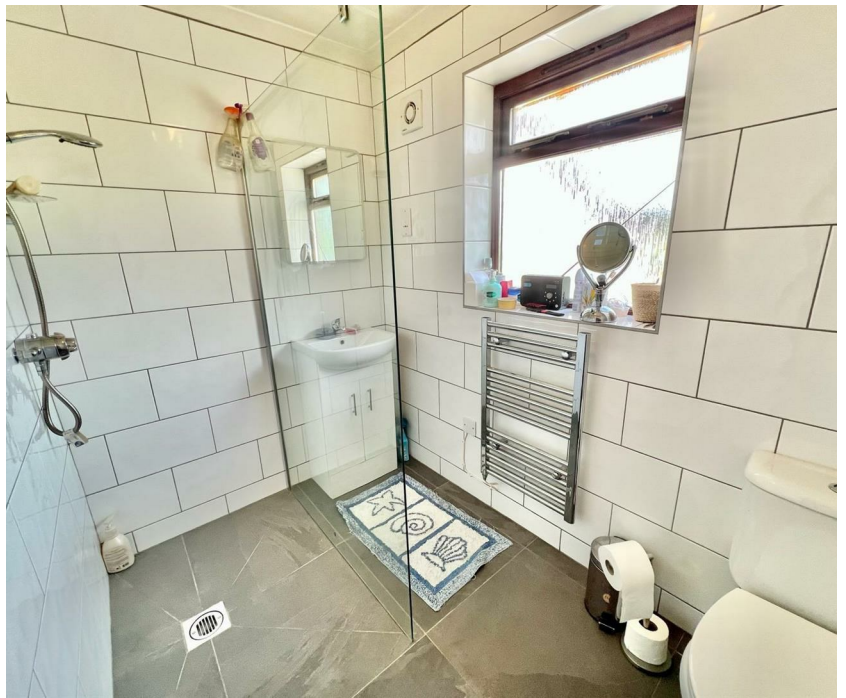
### Detached car garage:

19'8" x 16'4" (6m x 5m)

Rear personal door; power and light connected.

### Services:

Mains electricity, water and drainage connected to the property. Night storage heating.





#### 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)

#### Council Tax Band:

Band 'F' - Conwy County Borough Council

#### Directions:

Proceed into the village of Llanddoged climb up the hill past the school on the left hand side up the hill taking the second right and follow the road round and the property will be viewed on the left hand side.

#### Proof Of Funds

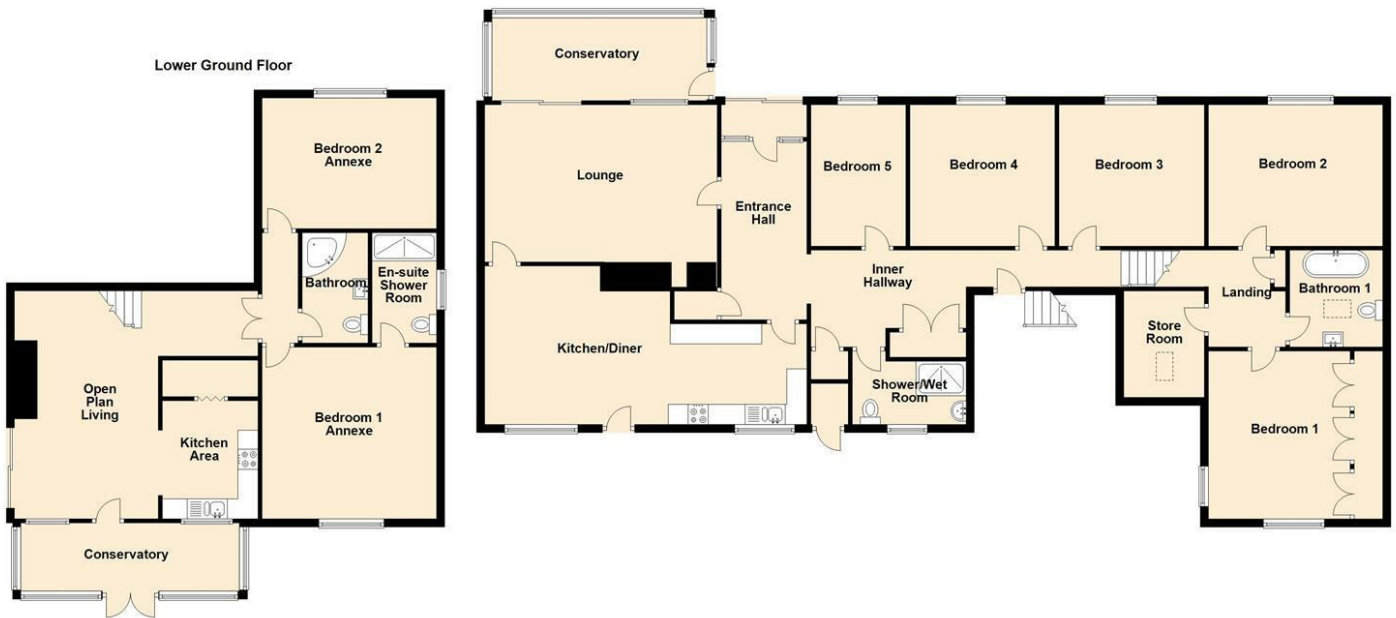
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground/Split Level 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.

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**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>

