



## 2 Tal Y Llyn and Swm Yr Afon Trefriw LL27 0YX

£685,000

A superb, traditional stone built welsh cottage together with attached 2 bedroom holiday let cottage in beautiful lakeside setting above the beautiful Conwy Valley

Tal y Llyn sits in approximately 2.5 acres in total, occupying an idyllic rural setting, surrounded by open countryside and woodland, within a stone throw away from Llyn Geirionydd. 3 Bed main house, 2 bed converted barn providing regular income, large purpose built modern barn with mezzanine floors at either end. Both properties offer superb accommodation of character, enjoying views and quiet enjoyment of stunning rural surroundings. Viewing Highly Recommended.



Tel: 01492 642551

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



## Location

### Accommodation:

The accommodation affords: (Approximate measurements only)

### Tal Y Llyn

### Covered Entrance:

### Reception Hall:

Staircase leading off to first floor level; built-in electric meter cupboard; radiator; understair storage cupboard.

### Lounge:

14'7" x 9'10" (4.47m x 3m)

Feature inglenook fireplace with multi-fuel stove; wall lights ; radiator; TV point.

### Rear Entrance Porch:

Composite double glazed rear door.

### Dining Kitchen:

16'4" x 9'0" (4.99m x 2.75m)

Fitted range of base and wall units with complimentary worktops; one and half bowl sink with mixer tap; Hotpoint oven and grill; space for fridge freezer; five ring gas hob with extractor above; beam ceiling; double panelled radiator; dining area overlooking front.



Inner Hall:

Double panelled radiator and built-in airing cupboard; double glazed window.

First Floor

Landing:

Spacious landing area with double panelled radiator.

Built-in Cloakroom:

Low level suite; wash basin and Velux double glazed window to rear.

Bathroom:

6'6" x 5'9" (2m x 1.77m )

Panelled bath; pedestal wash hand basin; low level WC; wall tiling; shaver point; double panelled radiator; tiled floor.

Bedroom 1:

8'7" x 13'7" (2.64m x 4.16m)

Double panelled radiator; double glazed window overlooking rear of property.

Bedroom 2:

15'5" x 8'10" into eaves (4.72m x 2.7m into eaves)

Double panel radiator; skylight window; access leading to:

Large Walk-in Roof Storage Area:

15'6" x 13'8" (4.73m x 4.18m)

Housing 'Ideal Logik' LPG central heating boiler (New 2024 with 10 year guarantee) with light and power connected.

Bedroom 3:

15'6" x 9'2" (4.73m x 2.8m )

Double glazed skylight window to rear; radiator.

Swn Yr Afon

Attached 2 bedroom cottage which offers beautifully presented accommodation and is currently let out on a holiday let basis.

Dining Kitchen:

14'3" x 10'11" (4.35m x 3.33m )

Fitted range of base and wall units with granite worktops; plumbing for dishwasher and washing machine; Belfast porcelain sink with mixer tap; four plate ceramic neff hob with glass and stainless steel extractor above; split level oven and grill; space for fridge freezer; radiator; sealed unit double glazed window overlooking front and rear; timber and glazed front door; built-in cupboard housing gloworm central heating boiler.

Timber door leading to:

Inner Hallway:

Turn staircase leading off to first floor level; radiator; cloak hooks.



#### Shower Room:

5'7" x 5'6" (1.71m x 1.7m)

Radiator; low level WC; wall tiling; corner shower enclosure; extractor fan; shaver and light point.

#### Lounge:

18'2" x 14'2" (5.54m x 4.32m)

Timber effect flooring; 2 x radiators; double glazed windows overlooking front and rear enjoying views; wall lights; TV point; corner freestanding log burning stove with slate tiled hearth; twin double glazed timber and glazed doors leading to sun lounge with large picture windows overlooking countryside with views extending out to Geirionydd Lake. Double glazed door to rear; double panelled radiator; 2 wall light points.

#### First Floor

##### Landing:

Velux double glazed window overlooking rear; built-in eaves storage cupboard.

##### Bedroom 1:

11'5" x 14'1" maximum to eaves (3.5m x 4.3m maximum to eaves )

2 Velux double glazed windows to front and rear; double panelled radiator.

##### Bedroom 2:

12'9" extending to 19'3" by doorway x 14'1" into e (3.91m extending to 5.89m by doorway x 4.3m into ea)

Velux double glazed window to front and rear elevation; 2 double panelled radiators.

##### Bathroom:

Panelled bath; wash basin; low level WC; Velux double glazed window; radiator; extractor fan.

##### Outside:

A truly magical setting high above the Conwy Valley surrounded by open hills, woodland and natural lakes. Set in approximately 2 and half acres in total with gravel driveway and hard standing, small footbridge over stream, walled barbecue area, Additional hard standing and driveway leading to Purpose Built Portal Frame Steel and Box Profile Barn with mezzanine floors to both ends providing additional recreational or store area. Rear personal door, log burning stove. lean to store shed along one side, Field with planted trees and ample grazing

##### Services:

Mains electricity, private water and 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)





#### Directions:


Proceed from Llanrwst in the direction of Trefriw, turn left by the Gwydir Castle and immediately right up towards Llanrhychwyn and continue steeply up the hill passing former forestry properties on the left, Hafna mine on the right. Continue for approximately 1 mile to the turning for Llyn Geirionydd (clearly signposted). Follow the road down towards the lake and the property will be viewed immediately on the left by the sharp right hand turning which leads to the side of the lake.

#### 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 Band:

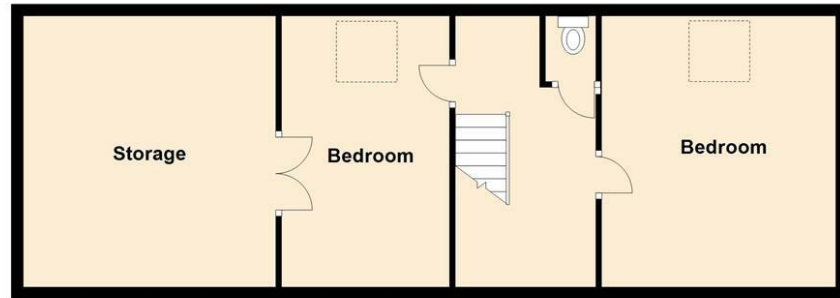
Band D - Conwy County Borough Council

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>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>19</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

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