



## Brythonfa

Pandy Tudur LL22 8UL

£136,500

A well presented end terrace stone cottage offering character 2 bedroom accommodation in a small rural village.

Set within the quiet village of Pandy Tudur in the Elwy Valley enjoying views over fields to rear. Affording Entrance Porch, Living Room, Kitchen, Shower Room, 2 Bedrooms and First Floor W.C. Character features include inglenook fireplace with multi fuel stove and beam ceilings. Located within 5 miles of the traditional market town of Llanrwst - providing shops and services.

Viewing Recommended



Tel: 01492 642551

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







## Location

Located in the picturesque village of Pandy Tudur in the Elwy Valley. Pandy Tudur is approximately 5 miles from the traditional market town of Llanrwst and approximately 12 miles from Abergele.

The Accommodation Affords  
Approximate Measurements Only

### Front Entrance Poech:

Slate tiled floor, uPVC double glazed window, timber front door.

### Living Room

14'6" x 13'5" (4.42m x 4.1m)

Feature inglenook fireplace with cast iron stove, tiled hearth, timber flooring, telephone point, TV point, electric wall panelled heaters (not tested), picture rail, built - in cupboard, uPVC double glazed window to front elevation, balustrade staircase leading off to First Floor Level.

### Kitchen

11'3" x 6'0" (3.44m x 1.83m)

Fitted base and wall units with woodblock timber worktops, single sink with mixer tap, plumbing for automatic washing machine, stainless steel built-in cooker with 4 plate electric hob oven above, space for fridge, tiled floor, uPVC double glazed window overlooking rear, wall mounted shelving. Please note there is electrical underfloor heating underneath the kitchen tiling and also running through to the shower room.





## Shower Room

Low level W.C, contemporary unit with wash basin, monochrome tap, splash back and mirror, enclosed shower cubicle with electric shower, shaver point, uPVC double glazed to rear.

## First Floor Landing

W.C with low level suite, wash basin with tiled splash back, skylight window.

## Bedroom 1

13'1" x 11'5" (4m x 3.5m)

Feature stone wall to chimney breasting, wall mounted cast iron timber fireplace surround and hearth, uPVC double glazed window overlooking front of property, access to roof space.

## Bedroom 2

11'5" x 6'2" (3.48m x 1.88m)

uPVC double glazed window overlooking rear, electric wall heater, built-in cupboard housing water tank, additional high level store cupboard.

## Outside

The property has a small pathway at the side of the property leading to rear enclosed garden area which is mainly hard landscape with decorative slate finish, seating area, outside timber shed. From the rear of the property views are enjoyed across the river to the surrounding countryside.

In addition to the garden to the rear there is also a small parcel of land located a short distance away from the house which is currently overgrown but this would make an ideal additional garden area if required.

## Services

Mains water, electricity and drainage are connected to the property.

## Council Tax Band

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

## 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 from Llanrwst in the direction of Abergele for approximately 4 miles, turn right for Pandy Tudur (signposted), follow the road for 1/2 mile into the village. Over the stone bridge and the property will be viewed a short distance along on the left hand side, being the nearest property at the end of a terrace.

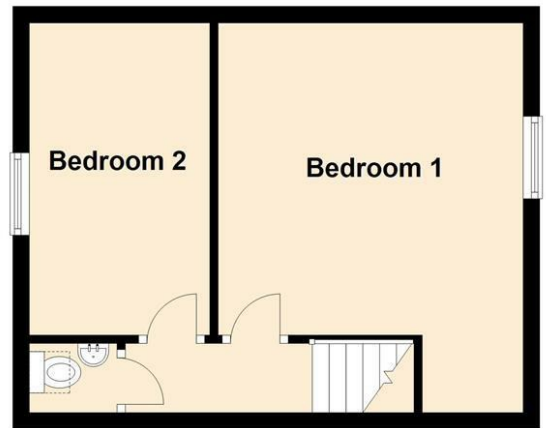


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>24</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 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.

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