



Banyan

Pentrefoelas LL24 0LL

£269,500

A detached converted stone barn in an idyllic rural hamlet within 2.5 miles of Pentrefoelas village, Betws y Coed 7 miles.

A traditional L shaped stone build converted barn set within it's own riverside setting in the small hamlet surrounded by beautiful countryside. Renovated and converted into a residential dwelling by the current owners approximately 20 years ago, offering a character 2 bedroom accommodation with scope to extend and re-model subject to any consent required. Affording large vaulted living and dining area with feature spiral staircase, leading to open plan upper level bedroom area, main bedroom with en-suite and walk-in wardrobe, hallway, shower room, kitchen with fitted units and granite worktops. Stone outside store/studio, grassed garden and hard standing providing ample parking. Some upgrading required.

Viewing recommended.



Tel: 01492 642551

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



Location

The Accommodation Affords:
(Approximate measurements only)

Entrance Hallway

With timber front door and double glazed window, slate flooring, partly vaulted ceiling, cylinder cupboard.

Kitchen

12'11" x 9'10" (reducing to 7'1") (3.94m x 3.0m
(reducing to 2.18m))

Fitted range of base and wall units with granite worktops, stainless steel cooking range (not tested), canopy extractor above, vaulted ceiling with exposed timbers, sealed unit double glazed windows, inset sink, glazed display cupboards, concealed lighting, quarry tiled floor.

Shower Room

Large shower enclosure, hot and cold water supply pipes, pedestal wash hand basin, low level w.c. light and shaver point, wall and floor tiling, sealed unit double glazed window, extractor fan.

Large Living Room

22'11" x 14'2" (7.0m x 4.32m)

Feature vaulted ceiling, cast iron multi-fuel stove, engineered oak flooring, A-framed roof timbers, sealed unit double glazed windows and velux sky light. Feature timber spiral staircase leading up to first floor mezzanine bedroom or sitting area.



Bedroom/Sitting Room

14'1" x 12'1" (4.3m x 3.7m)

Engineered oak flooring, sealed unit double glazed window and sky light.

Main Bedroom

14'1" x 11'10" (4.3m x 3.61m)

Engineered oak flooring, sealed unit double glazed windows to front and rear, walk-in wardrobe measuring 1.8m x 1.9m, tiled floor.

En-suite bathroom

7'8" x 6'0" (2.34m x 1.85m)

Tiled floor and walls, pedestal wash hand basin, low level w.c, bidet, panel bath, towel rail, shaver and light point, sealed unit double glazed window overlooking front.

Outside

Studio/store shed measuring 3.93m x 2.29m with vaulted ceiling, timber and glazed door and window to front elevation. The property stands in it's own grounds overlooking the river and stone bridge and has a driveway leading to hard standing for parking. The property enjoys a lovely semi-rural setting, surrounded by countryside.

Services

Mains electricity and water connected to property including to the studio / store shed. Septic tank drainage.

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

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 Pentrefoelas continue South along the A5 for approximately 2 miles, turn right signposted Giler Arms opposite a former chapel and the property will be viewed on the right hand side immediately before the bridge.

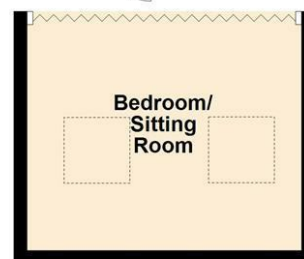


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		35
(1-20) G	8	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.
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