



Caer Faenan

Maenan LL26 0YE

£270,000

Superbly located woodland home or building plot commanding panoramic views down the Conwy Valley. Set in a woodland clearing with full planning consent for a detached 4-bed family home.

Idyllic setting with panoramic views.

This is a unique opportunity to acquire a large open plot, to live in the existing property, or build your own dream home with Southerly aspect to enjoy all day sunshine. Currently there is a detached chalet-style bungalow on site which could give way to a modern family home.



Tel: 01492 642551

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



Location

Situated high above the valley in a beautiful woodland clearing.

The site offers complete privacy and seclusion whilst commanding uninterrupted view in a Southern direction down the Conwy Valley.

The house is set in a sizeable plot, with a large south-facing lawn and mature woodland. It is in a tranquil, secluded location yet only 3 minutes drive from the A470. There are numerous footpaths nearby, including through the forest to the viewpoint of Cadair Ifan Goch.

The Accommodation Affords
(approximate measurement only)

Accommodation

The existing house - this is a chalet style house offering 2 bed accommodation and until recently (16 months) was occupied by current owners.

Affording - Covered Entrance, timber and glazed door to reception hallway with night storage heater.

Lounge

12'8" x 12'5" (3.88m x 3.79m)

Recess feature with slate hearth and timber flooring. New uPVC double glazed window to front enjoying panoramic view.

Bedroom 1

10'2" x 9'10" (3.12m x 3m)

uPVC double glazed window to front enjoying views, picture rail, timber flooring,

Bedroom 2

10'3" x 10'9" (3.14m x 3.28m)

uPVC double glazed window overlooking rear elevation, timber flooring, and picture rail,



Bathroom

7'6" x 6'2" (2.31m x 1.89m)

Three piece suite comprising panelled bath with shower overhead, low level W.C, vanity wash basin with mixer tap, large heated towel rail, integrated cupboard housing hot water cylinder, access to roof space, wall panelling, tiled effect walls, and timber flooring, mirror fronted medicine cabinet.

Kitchen

10'10" x 9'10" (3.31m x 3m)

Fitted range of base and wall units with complementary worktops, single drainer stainless steel sink with mixer tap, 5 ring gas hob with oven below, picture rail, timber effect flooring, space and plumbing for automatic washing machine, space for fridge, uPVC double glazed windows overlooking rear and side elevation, timber door leading into front of property.

Council Tax Band

Conwy County Borough 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

Services

Current services to site include mains electricity, mains water and septic tank drainage.

Proposed Dwelling:

Planning consent has been secured for demolition of existing chalet bungalow and erection of detached replacement dwelling as per attached plans (see full planning details on Council Website ref 0/50251)

Proposed accommodation:-

Ground Floor :- Utility Room

Office and en-suite

Family Room

Bedroom 1

Bedroom 2

Also Bedroom 3 on ground floor.

Staircase leading up to:-

First Floor:- Landing /Hallway

Living Room

Kitchen / Diner

Side Decking

Main bedroom with walk in wardrobe and en suite


Directions

From Llanrwst follow the A470 North towards Glan Conwy / Llandudno for approx 2.5 miles. Opposite the Maenan Abbey Hotel turn right onto a single country lane (Signposted Cadair Ifan Coch). Follow the lane up the hill and take 1st left up a steep hill for approx 1/2 a mile to a hamlet. Look out for a former chapel on left hand side and take immediate turning left between chapel and house called "Gwynfa" and follow track behind chapel (Capel Soar) into woodland and Caer Faenan is next property 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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