



1 Glanddol

Maenan LL26 0YP

£179,950

A extended and refurbished 2 bedroom cottage being one of tree stone cottages located along the A470 at Maenan in the Conwy Valley.

Offering spacious 2 bedroom accommodation with sizeable rear garden and hard standing for parking. Affording Lounge, Kitchen, Sun Lounge, Landing, Bedroom 1, Bedroom 2, Bathroom. Electric night storage heating and double glazing.

Located in a hamlet within the beautiful Conwy Valley approximately 4 miles from the traditional market town of Llanrwst and 7 miles for the North Wales coastal towns to Colwyn Bay / Conwy.

VIEWING RECOMMENDED



Tel: 01492 642551

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





Location

Situated on the edge of the Snowdonia National Park and within 6 miles of the traditional market town of Llanrwst, 10 miles of Betws y Coed and 8 miles from Conwy and the A55 Expressway. Located between the coastal town of Conwy and the inland tourist resort of Betws y Coed. The site is located in one of the favoured outdoor locations close to Zip World, Snowdonia Surf Centre and within a short distance of the North Wales Coast and the Snowdonia Mountains.

The Accommodation Affords
(Approximately Measurements Only)

uPVC double glazed front door leading to :

Lounge

12'5" x 11'3" (3.81m x 3.45m)

Feature recess fireplace with tiled inset and hearth, Oak beam over, night storage heater, uPVC double glazed window to rear and uPVC double glazed sash window to front elevation.

Kitchen

12'3" x 10'5" max (3.74m x 3.2m max)

Stairs leading to First Floor Level. Fitted cupboards with complementary worktops, tall cupboards, inset stainless steel oven with 4 plate hob and stainless steel hood above, recess former fireplace with Oak lintel over, inset tiling, peninsula base unit with sink and space for fridge. uPVC double glazed sash window overlooking front of property.



Sun Lounge

14'2" x 10'11" (4.32m x 3.35m)

Block built extension with vaulted ceiling and uPVC double glazed windows and door located at the side of the property. Windows overlook the rear garden and enjoy views.

First Floor

Landing, 2 uPVC double glazed window overlooking rear.

Bedroom 1

11'0" x 9'8" (3.36m x 2.97m)

uPVC double glazed sash window to front, night storage heater, wardrobe recess with hanging and shelving space, Velux double glazed window.

Bedroom 2

11'2" x 6'1" (3.42m x 1.87m)

uPVC double glazed window overlooking front.

Bathroom

6'6" x 5'11" (2m x 1.81m)

Corner bath, shower above, low level W.C., pedestal wash hand basin, floor and wall tiling, heated towel rail, extractor fan, wall mounted fan heater.

Outside

The property has a brick paved hard standing for parking, large grass garden and raised brick paved patio.

Services

Mains water, electricity are connected to the property. Septic tank drainage in conjunction with the other 2 cottages.

Council Tax Band

Conwy County Borough Council tax band - "B"

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

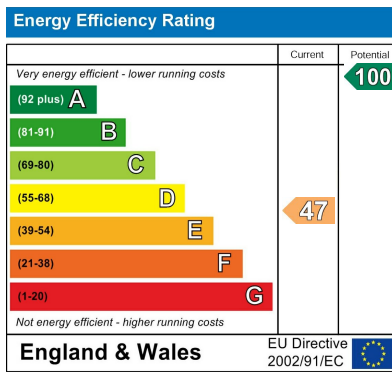
Proof Of Funds

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 Llanrwst office continue down the A470 towards the coast at Maenan the property will be viewed on the left hand side next to the A470 at the hamlet of Troed y Rhiw; row of cottages on the left hand side next to Erw Glas Camping Site.





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 option must be treated as given on the same basis as these particulars.

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