



Swn y Coed Jubilee Road

Trefriw LL27 0SQ

£399,500

A superb Alpine style detached 3 bedroom split level house, commanding stunning views across the beautiful Conwy Valley.

Set on the outskirts of the village, perched on a hillside in a truly superb setting within the Conwy Valley. Spacious, light and airy, 3 bedroom accommodation with vaulted larch clad ceiling and glazed frontage onto front veranda and side sun terrace. Attractive gardens, garage, parking for several vehicles. Central heating and double glazing. Viewing highly recommended.



Tel: 01492 642551

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



Location

Located in a lovely edge of forest setting with immediate access to popular walks. Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is 1 ½ miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south.

The Accommodation Affords:

(Approximate measurements only)

Entrance Hall:

Covered front entrance leading to entrance hall with built in storage cupboard, radiator and central heating control.

Living Room:

19'3" x 12'0" (5.87m x 3.68m)

Feature vaulted ceiling with larch clad ceiling, double glazed floor to ceiling window doors leading on to front veranda enjoying extensive, panoramic views across the Conwy Valley. Feature stone fireplace surround extending to full height, slate hearth and recessed fireplace. TV point. Telephone point. French windows leading on to side sun terrace. Wall lights.



Dining Room and Kitchen:

20'0" x 9'0" (6.11m x 2.75m)

Open tread staircase leading to split level dining room and kitchen. Fitted range of base and wall units with built in Bosch double oven and grill, ceramic hob, concealed extractor fan, wine rack, 1 ½ bowl sink with mixer tap, integrated dishwasher and fridge/freezer, glazed display unit, inset lighting, vaulted ceiling, double glazed window overlooking rear of property.

Dining area with stable rear door and side window enjoying views. Vaulted ceiling.

Bedroom 1:

15'10" x 12'3" (4.84m x 3.74m)

Double glazed window overlooking front and side enjoying extensive views, double panelled radiator, range of built in bedroom wardrobes, dressing table and drawers.

Bedroom 2:

12'4" x 9'1" (3.77m x 2.79m)

Radiator, double glazed window overlooking side elevation, access to roof space.

Bedroom 3:

9'10" x 12'5" (3m x 3.8m)

Double glazed window overlooking side, radiator.

Cloakroom:

W.C and vanity wash basin with tile splash back and mirror, extractor fan.

Bathroom:

Modern 3 piece suite comprising bath with shower above, low level WC, vanity wash basin, fully tiled walls, door, chrome ladder style heated towel rail. Underfloor heating.

Outside:

Property stands in a slightly elevated position, has good size hard-standing providing parking for several vehicles, integral car garage with up and over door, power and lighting. Attractive landscaped garden comprising large sun terrace with iron railing surround and steps leading down to lawned garden with borders and established plants and shrubs. Panoramic views from the gardens overlooking the valley.

Services:

Mains water, electricity, gas and drainage connected to property.

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.

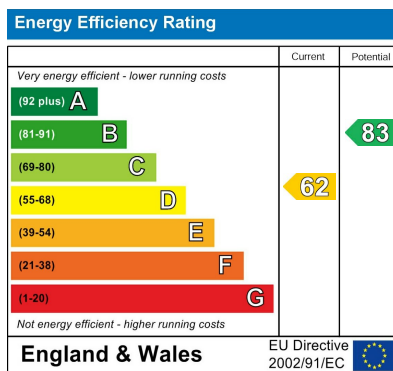
Council Tax Band:
Band F.

Directions:

Proceed into Trefriw, turn first left up steep hill. Continue sharply to the left and continue further up until you come to a row of stone terraced cottages. Turn left opposite these cottages into Jubilee Road and follow the road all the way to the end and Swn y Coed is the last property on the right hand side.







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

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

