



1 Fedwen Arian

Llangernyw LL22 8PQ

£199,950

A well presented, spacious 2 bedroom detached bungalow occupying a cul-de-sac setting within this rural village in the Elwy Valley.

Conveniently situated within walking distance of the village centre, shop, village inn and bus stop. Set in good size plot with gardens to front and rear, driveway providing ample off road parking, garage (Currently used as store).

Oil fired central heating and uPVC double glazing. Rear conservatory.

Affording: Covered entrance, car port, reception hall, lounge with log burning stove, conservatory, breakfast kitchen, 2 double bedrooms and shower room.



Tel: 01492 642551
<https://www.iwanmwilliams.co.uk>



Location

Llangernyw is a popular rural village conveniently situated approximately 20 minutes drive from the North Wales Coast and the Mountains of Snowdonia. The village has small shop and post office, excellent village inn serving traditional food. A lively primary school, village hall with numerous activities, church and chapels.

The Accommodation Affords:

(Approximate measurements only)

Covered Front Entrance:

uPVC double glazed front door leading to:

Reception Hall:

Built-in fuse box; built-in linen cupboard with louvre doors.

Lounge:

12'8" x 16'11" (3.88m x 5.17m)

Feature recessed fireplace housing multi fuel stove; coved ceiling; double panelled radiator; sliding patio doors leading onto conservatory.

Conservatory:

9'5" x 8'9" (2.89m x 2.69m)

Timber and glazed windows; french doors leading onto rear garden; views across back garden and countryside.



Breakfast Kitchen:

8'6" x 11'3" (2.61m x 3.43m)

Fitted base and wall units; single drainer stainless steel sink unit; plumbing for automatic washing machine; uPVC double glazed windows to side and rear elevation; electric oven and four plate hob; wall tiling; space for fridge freezer; double panelled radiator.

Bedroom 1:

12'8" x 14'5" (3.87m x 4.4m)

uPVC double glazed window to front and side elevation; range of fitted pine fronted wardrobes; recess storage cupboard; double panelled radiator.

Bedroom 2:

8'6" x 9'2" (2.61m x 2.8m)

Wet Room:

Three piece suite comprising wet room style shower; pedestal wash hand basin; low level W.C.; shaver point; wall mounted medicine cupboard; uPVC double glazed window; fully tiled walls.

Outside:

Grassed front garden with flower and shrub borders; concrete driveway leading to car port along left elevation with ample parking; outside water tap and lighting; rear lawned garden with flower and shrub borders; flagged seating area; outside central heating boiler; oil tank.

Garage:

7'8" x 14'7" (2.34m x 4.46m)

uPVC double glazed window and personal door; up and over door; power and light connected.

Services:

Mains electricity and drainage are connected to the property. Oil fired central heating; solar panels.

Directions:

Continue into the village of Llangenryw, turn left opposite The Stag and take first left into Fedwen Arian and the property is located immediately on the left hand side.

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.

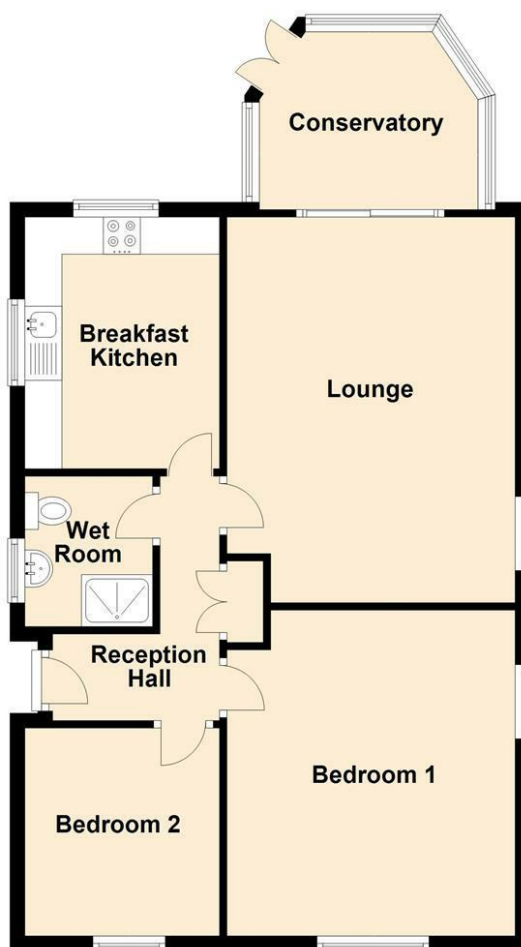
Council Tax Band:

Band E.



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

Ground Floor



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 or 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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