



Llys Y Coed

Trefriw Conwy LL27 0QA

£695,000

A superb detached Alpine style home commanding an idyllic hillside setting enjoying panoramic views over the Conwy and Crafnant Valleys. Set in approximately 3.9 acres in total.

Perched on a hillside but within convenient distance of the popular village of Trefriw. Llys Y Coed offers a unique lifestyle opportunity. Automatic gated driveway leads to hardstanding, garage, car port and a two bay barn. Landscaped grounds with variety of trees, bluebells established shrubs and fruit garden. Paddocks and stabling with tack room. Sun terrace at front of property enjoys stunning views. 5 bedrooms, shower room, wet room, bathroom, study area, living and dining room, kitchen, breakfast room, utility porch, reception hall & porch. Outside workshop, boiler and fuel store. Oil and biomass heating, solar panels.

Viewing Highly Recommended.



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Location

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 coastal towns of Llandudno and Colwyn Bay lie 12 miles north.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch:

UPVC glazed front door and floor to ceiling glazed window overlooking front enjoying extensive views; doorway leading through to:

Reception Hall:

13'9" x 9'10" (4.2m x 3m)

Staircase leading off to first floor level; coved ceiling; telephone point; sliding patio door to front glazed entrance porch.

Inner Hallway:

Leading to:



Lounge and Dining Room:

21'8" x 13'11" (6.61m x 4.26m)

Feature stone fireplace surround with timber mantle shelf; built-in book shelving to recessed alcove; coved ceiling; uPVC double glazed windows overlooking front of the property enjoying panoramic views; timber and glazed door leading to hallway.

Dining area: Radiator, uPVC double glazed window to side and sliding uPVC double glazed patio doors leading onto side elevation all enjoying extensive valley views.

Kitchen:

9'10" x 8'10" (3m x 2.7m)

Fitted range of white base and wall units with complementary worktops; 1.5 bowl sink with mixer tap; uPVC double glazed window overlooking side with overhead units; concealed lighting; integrated dishwasher; curved end cupboards; split level double oven and grill; inset microwave; four ring ceramic induction hob with contemporary extractor unit above; floor tiling.

Breakfast Room:

9'4" x 9'10" (2.86m x 3m)

UPVC double glazed window overlooking side elevation with views; tiled floor; uPVC double glazed sliding patio doors leading onto side garden. Doorway leading through to:

Utility Room:

9'1" x 4'0" (2.78m x 1.23m)

Tall cupboard; worktop with plumbing for automatic washing machine and space for dryer; radiator; uPVC double glazed rear door; tiled floor; shelving. Doorway leads to covered rear entrance area.

Wet Room:

6'6" x 6'6" (2m x 1.99m)

Shower with screen; low level W.C; wash basin; uPVC double glazed window overlooking side.

Shower Room:

6'6" x 3'11" (2m x 1.2m)

Three piece suite comprising shower enclosure; concealed cistern W.C; vanity wash basin; built-in cupboard with mirror and light; heated towel rail; fully tiled walls and floor.

Bedroom 5:

7'10" x 6'6" (2.4m x 2m)

uPVC double glazed window overlooking rear; radiator; built-in wardrobes along one wall.

Bedroom 4:

10'3" x 13'0" (3.13m x 3.98m)

UPVC double glazed door and window to rear and side elevation; telephone point; solid timber flooring.



Bedroom 3:

12'11" x 9'10" (3.94m x 3)

Built-in wardrobe with sliding doors; two uPVC double glazed windows; radiator.

First Floor

Spacious Landing with Study Area:

18'8" x 11'1" reducing to 8'6" (5.69m x 3.38m reducing to 2.6m)

Study Area with uPVC double glazed window overlooking rear; access to roofspace; built-in linen cupboard.

Bedroom 1:

15'10" x 9'10" (4.85m x 3m)

UPVC double glazed window overlooking side enjoying panoramic views; walk-in wardrobes along one wall with sliding doors; vanity wash basin with mirror and light above; radiator; timber effect flooring; bluetooth speaker in lights.

Bathroom:

9'10" x 8'4" (3m x 2.56m)

Large shower with glazed screen (mains shower) and attractive tiled surrounds; panelled bath; concealed cistern W.C and wash basin; window seat with integrated storage; large velux window enjoying views; inset spotlighting; ladder style heated towel rail; tiled floor.

Bedroom 2:

12'2" x 13'1" (3.71m x 3.99)

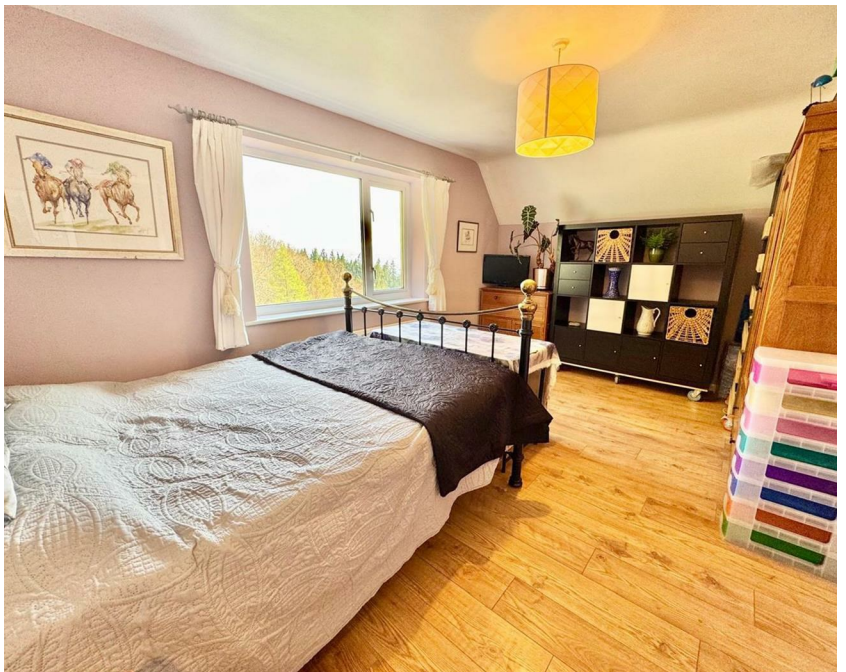
UPVC double glazed window overlooking side elevation enjoying extensive views; radiator.

Outside:

The property commands an elevated position on the Western side of the Conwy Valley enjoying views down the Conwy and Crafnant Valleys. The property has a gated entrance with private driveway, two bay open fronted hay barn, car port, two garages, block built stable block with tack room, level and sloping paddocks, established trees and shrubs, kitchen garden with fruit cages, landscaped front and side garden with patio and rockery area, outside water taps and lighting, outside power sockets, outside store and workshop with power and light connected, uPVC double glazed window and door and oil fired boiler. Boiler Room with biomass boiler. Separate fuel store shed. Amongst the grounds there are established trees and walkways with bluebells and various other wild flowers.

Services:

Mains electrics is connected to the property, private water and drainage, oil and biomass heating system and solar panels are also fitted to the roof and a tracker solar system located in the front field.





Viewing Llanrwst

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

Council Tax Band:

Conwy County Borough Council - Band F.

Directions:

Proceed into the village of Trefriw and turn left opposite the Fairy Falls, up the steep hill towards Crafnant, bear right signposted Cowlyd Road and follow the road past the cemetery up the hill, bear sharp left and take the left hand driveway signposted Llys Y Coed and Gelli, follow the track for a short period with new stock proof fencing on the left hand side and the gate to Llys Y Coed is 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales		EU Directive 2002/91/EC



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. Plan produced using PlanUp.

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