



Drws y Nant Crafnant Road Trefriw LL27 0JZ

£415,000

A beautifully presented south facing 3 bedroom detached dormer style-bungalow in an idyllic rural setting in the beautiful and sought after Crafnant valley.

Viewing highly recommended.

This stylish home occupies a highly popular location, ideally placed for exploring the Conwy Valley and Snowdonia Mountain Range.

A light and airy home which offers spacious 3 bedroom accommodation with large front covered veranda across front elevation enjoying extensive views down the Crafnant Valley.

Attractive garden, driveway providing off road parking and summer house.

A beautiful home in spectacular surroundings - NO CHAIN.



Tel: 01492 642551

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





Location

Superb location in countryside setting, situated within the Crafant Valley but within short distance of Trefriw Village. 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 1.5 miles away. The inland tourist resort of Betws y Coed lies 5.5 miles to the south. The coastal towns of Llandudno and Colwyn Bay lie 12 miles north.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

Staircase leading off to the first floor bedroom; electric panel heater; coving; UPVC double glazed door to front; telephone point.

Lounge

11'11" x 11'10" (3.65m x 3.62m)

Cast iron double sided log burning stove with feature central fireplace and archway to both sides leading to dining room. 15 unit glazed door leading to hallway; wall light points; TV point; uPVC double glazed window to front elevation enjoying views.



Dining Room

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

UPVC double glazed window overlooking side; electric panel heater; cast iron stove and feature fireplace.

Rear Kitchen:

12'8" x 6'6" (3.87 x 2)

Range of bespoke 'Laura Ashley' units with solid wood worktops; built-in oven; four plate ceramic hob; porcelain sink with drainer and mixer tap; integrated dishwasher; built-in pantry and storage cupboards; overhead meter cupboard; uPVC double glazed window to side and rear elevation; uPVC double glazed door leading to;

Rear Covered Utility:

8'9" x 6'6" (2.67 x 2)

Plumbing for automatic washing machine and space for dryer; worktop over; uPVC double glazed window to rear; external rear door.



Bedroom 1:

11'11" x 12'1" (3.65 x 3.69)

UPVC double glazed window overlooking front with views; electric panel heater.

Bedroom 2;

10'11" x 12'1" (3.33 x 3.7)

UPVC double glazed window overlooking rear of property. Electric panel heater.

Bathroom

Three piece suite comprising panelled bath with shower above and shower screen, W.C; pedestal wash basin; double glazed window.

First Floor

Bedroom 3;

18'8" x 12'3" (5.7 x 3.74)

With En-Suite. Fitted range of bedroom units and bedside cabinets; built-in wardrobe; storage cupboard; velux double glazed window to front enjoying panoramic views. Walk-in cylinder/airing cupboard with shelving;

En-Suite Shower Room;

Corner cubicle with electric shower; vanity wash basin with light and shaver point above; low level W.C; uPVC double glazed window to rear; wall tiling; access to roof space; inset spotlighting.

Outside;

The property commands a slightly elevated position from the road with the garden mainly to side and front of the property. Summerhouse with power and light connected, also incorporating garden store/workshop. Concreted driveway providing off road parking. Attractive covered front veranda enjoying extensive views down the Crafnant Valley.



Services;

Mains water, electricity are connected to the property. Septic tank drainage.

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

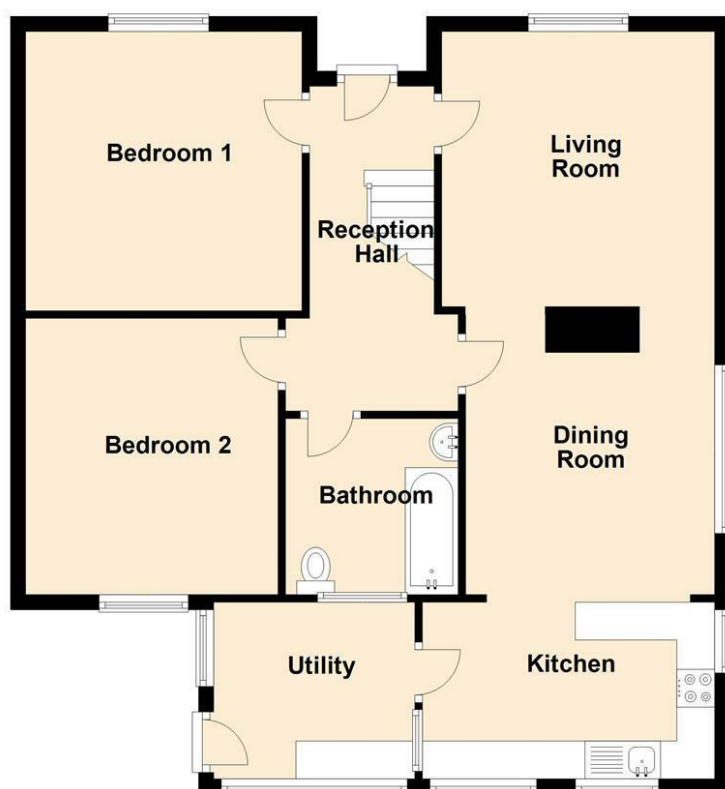
Band E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



Room in Roof



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.
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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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