



## Firs Cottage

Maenan LL26 0YR

£645,000

A superb detached country residence set in approx 8 acres of grounds including established garden, woodland and paddocks.

Viewing Highly Recommended.

Situated within the beautiful Conwy Valley in an elevated set back position enjoying extensive views over own grounds towards the hills beyond.

Character original features are retained throughout including substantial inglenook fireplace and beam ceilings. Affording: Entrance/Reception Hall, Lounge and Conservatory, Dining Room, Large Family Room, Inner Hallway, Shower Room, Dining Kitchen, Rear Conservatory and Utility area, Downstairs Bathroom, First floor Landing, 3 Bedrooms, Bathroom and Shower Room. Stabling, Car Port, Workshop and Stores. Long driveway together with hardstanding at upper and lower levels. Small brook, woodland and grazing paddocks.



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## Location

Situated between the traditional market town of Llanrwst in the Conwy Valley and Conwy adjacent to the A470 in a convenient location. Llanrwst is approx 4 miles and Conwy approx 7 miles from the property.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance

Covered Front entrance with timber door leading to Reception Hall.

### Reception Hall

15'4" x 6'5" (4.68m x 1.98m)

Beamed ceiling, radiator, uPVC double glazed side and front window. Small study area.

Inner Hall leading to Shower Room, low level w.c. medicine cabinet and shelving, shower enclosure, vanity wash basin, beamed ceiling, uPVC double glazed window.

### Lounge

15'3" x 16'1" (4.65m x 4.91m)

Inglenook recess.

Substantial inglenook fireplace with timber lintel over, inset cast iron stove and stone surround, TV point, beamed ceiling, double panelled radiator, side uPVC double glazed window, open tread staircase leading off to first floor level. Glazed display cabinet into recess alcove.





### Conservatory

12'8" x 7'3" (3.88m x 2.23m)

Two radiators, tiled floor, views overlooking garden towards the hillside beyond.

### Dining Room

13'5" x 8'7" (4.11m x 2.63m)

uPVC double glazed window overlooking front, double panelled radiator, serving hatch, recessed cocktail cabinet, wall lights. Step and door leading to large Sitting Room.

### Sitting Room

18'11" x 10'8" (5.78m x 3.27m)

'A' frame roof timbers, feature stone fireplace surround with side plinths and recessed two square bay windows to front with window seating, radiator, TV point.

### Breakfast Kitchen

20'7" x 10'3" (6.28m x 3.13m)

Steps leading up to Breakfast Kitchen. Fitted range of base and wall units with complimentary worktops, split level oven and grill, four plate ceramic hob, plumbing for dishwasher, space for fridge, 1.5 bowl sink and separate single sink. Glazed fronted display cabinet, extractor fan, uPVC double glazed windows overlooking rear of property. Floor mounted 'Trianco' central heating boiler, breakfast area with double panelled radiator. Doorway leading to rear Conservatory / Utility area.

### Conservatory / Utility area

13'1" x 9'3" (4.0m x 2.84m)

Quarry tiled floor, wall lights, space for freezer. Polycarbonate roof and uPVC double glazed windows.

### Downstairs Bedroom

11'7" x 12'10" (3.54m x 3.92m)

Double panelled radiator, uPVC double glazed window to front, built-in wardrobe, TV point.

### First Floor Landing

Radiator.

### Bedroom 1

12'1" x 13'6" (3.7m x 4.14m)

Sash double glazed window to front, enjoying views, built-in wardrobe, vanity unit with wash basin, double panelled radiator, uPVC double glazed window to side elevation, shaver and light point.

### Bedroom 2

13'5" x 8'6" (4.11m x 2.6m)

Radiator, uPVC double glazed window with views overlooking front, exposed roof timbers, vanity wash basin and built in wardrobe.





### Bedroom 3

13'7" x 7'2" (4.15m x 2.19m)

uPVC double glazed window overlooking side, double panelled radiator, wall lights, vanity wash basin and wardrobe.

### Shower Room

Shower enclosure, low level w.c. vanity unit, wall tiling, radiator, uPVC double glazed window.

### Bathroom

Panelled bath and small vanity unit, low level w.c. wall tiling, extractor fan and mirror.

### Outside

The property is set in superb attractive grounds with a variety of established shrubs and specimen trees. To the front of the property, there are attractive rockeries, terracing with a natural stream running alongside the entire property, beyond the terracing is a lawned garden which stretches down towards the entrance gate. Lower level covered open fronted car port and also additional hardstanding for car parking. The property stands in approximately 8 acres in total, with paddocks and wooded grounds, together with a range of purpose built timber stabling and tack room. Outside water tap and power.

### Upper level Garage

Currently used as a workshop and store, brick built with timber doors.

### Viewing Llanrwst

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



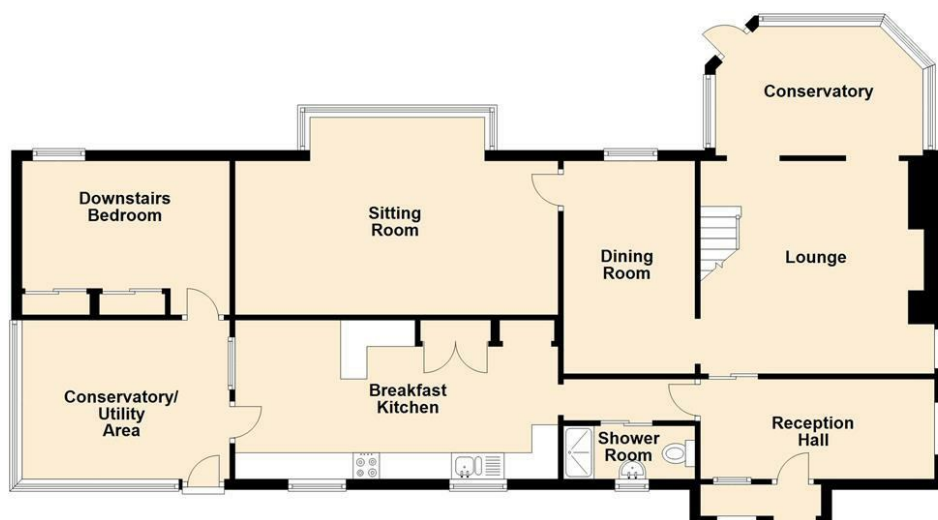






| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | 72                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            | 29      |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Ground Floor



First 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 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.

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