



Glasfryn

Trefriw LL27 0NX

£160,000

A spacious, traditional 3 bedroom inner terrace cottage in a quiet setting on the edge of the Village enjoying views of the Fairy Falls waterfall.

VIEWING RECOMMENDED.

An extended inner terrace cottage with gardens to front and rear. A beautifully presented accommodation with the benefit of uPVC double glazing, modern kitchen and bathroom. Affording Entrance Hall, Lounge with feature fireplace, Dining Kitchen, Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. Electric heating. Situated in an elevated setting with countryside views, within walking distance of the Village centre and also access to popular local walks, the Gwydir Forest and Crafnant Lake. Ideal first time buyer.



Tel: 01492 642551

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



Location

The Accommodation Affords:
(Approximate measurements only)

Small Entrance Hall

Staircase leading off to first floor level, uPVC double glazed front door, cloak hooks, electric heater, electric meter.

Lounge

12'6" x 11'3" (3.82m x 3.45m)

Feature stone effect fireplace surround with recessed inset displays, TV point, wall lights, wall mounted electric heater, understairs storage cupboard.

Dining / Kitchen

11'0" x 8'10" (3.36m x 2.7m)

Fitted range of base and wall units with complimentary worktops, 1.5 bowl sink, mixer tap, plumbing for dishwasher, stainless steel oven, four plate ceramic hob and concealed extractor. Wall tiling, space for fridge/freezer, uPVC double glazed stable rear door and window, wall mounted electric heater.

First Floor Landing

Wall mounted electric heater.



Bedroom 1

12'4" x 11'2" (3.76m x 3.42m)

uPVC double glazed window overlooking front enjoying views, wall mounted electric heater.

Bedroom 2

8'8" x 7'0" (2.66m x 2.15m)

('L' shaped maximum) uPVC double glazed window overlooking front, open aspect, wall mounted electric heater, access to roof space.

Bedroom 3

11'4" x 3'11" (3.46m x 1.21m)

uPVC double glazed window overlooking rear garden, views, built in cylinder cupboard, wall mounted electric heater.

Bathroom

Three piece suite comprising panelled bath, with shower above, folding shower screen, low level w.c. pedestal wash hand basin, ladder style heated towel rail, electric shaver point, extractor fan, uPVC double glazed window, wall tiling.

Outside

The property benefits from a good sized grassed rear garden, timber garden store shed. outside tap, electric point. Enclosed front garden with high level privet hedging and outside seating area.

Services

Mains water, electricity and drainage are connected to the 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 C.

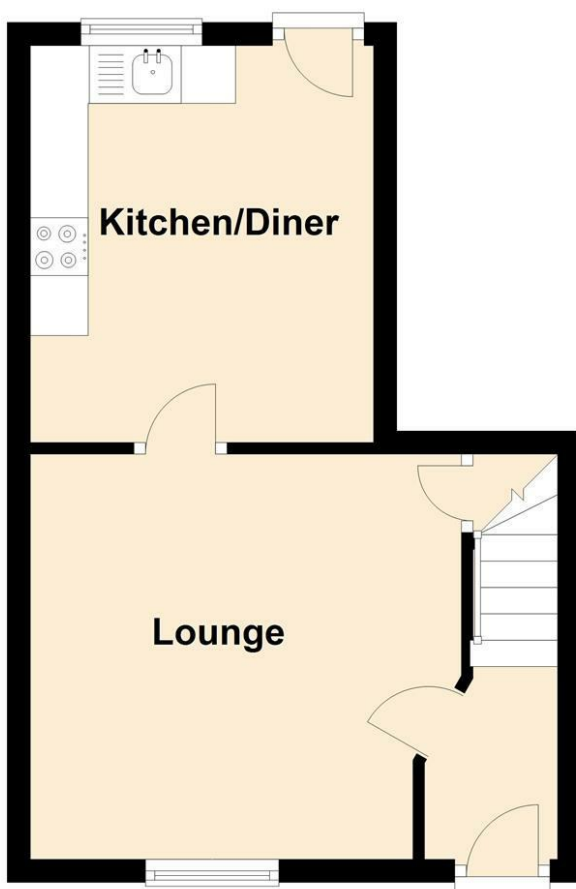
Directions

On entering the Village of Trefriw from the direction of Llanrwst, turn left up the hill immediately before the former primary school, negotiating a sharp left and right bend in the road, continue up past a row of terraces on the right hand side and continue up the hill, almost to the T junction at the very top and the property will be viewed a short distance back on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	 33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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 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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