



Bwthyn Y Nant Dolhyfryd

Pandy Tudur LL22 8UG

£210,000

An immaculately presented spacious end terrace cottage occupying a delightful semi rural setting adjacent to small stream and open fields.

Viewing Highly Recommended.

Bwthyn Y Nant is a superb, beautifully presented character stone cottage which has been renovated and re-furbished in recent years offering spacious light and airy accommodation together with rear parking and garden area.

The accommodation affords: Lounge with inglenook fireplace, breakfast kitchen, sitting/dining Room, inner lobby, bathroom, two sizeable first floor double bedrooms.

Central heating, triple and double glazing.

Available with no onward chain with option to purchase contents by separate negotiation.



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Location

The property is located within 3.5 miles from the traditional market town of Llanrwst. Enjoys extensive views over open Countryside.

The Accommodation Affords:

Living Room:

13'1" x 12'7" (4m x 3.86m)

Ingenook style feature fireplace with substantial oak lintel over housing cast iron multifuel stove on raised hearth; double panelled radiator; balustrade and spindle staircase leading off to first floor level; uPVC triple glazed window to front enjoying views across open fields; TV point; doorway leading through to:

Breakfast Kitchen:

12'9" x 11'11" (3.89m x 3.65m)

Fitted range of base and wall units in cream with wood effect worktops; single drainer sink with mixer tap; built-in stainless steel oven with four plate hob and canopy extractor above; space and plumbing for washing machine; integral dishwasher; space for fridge freezer; double panelled radiator; uPVC double glazed window to front and rear elevation with views across open fields; door leading to:

Sitting/Dining Room:

17'4" x 7'2" (5.3m x 2.2m)

Double panelled radiator; partly vaulted ceiling; exposed timbers; uPVC triple glazed window to front; TV point; uPVC double glazed door giving access to a small seating area on the bank of the stream; views to rear; feature freestanding log burner.



Rear Entrance Porch:

Stable door; single glazed window.

From Living Room access through to bathroom and understairs cupboard.

Bathroom:

7'8" x 6'9" (2.36m x 2.06m)

Three piece suite comprising panelled bath wth electric shower above; vanity wash basin; low level W.C; double panelled radiator; wall tiling; built-in cupboard housing 'Worcester' combi boiler; extractor fan; underfloor heating.

First Floor

Landing:

Radiator; uPVC double glazed window overlooking rear.

Bedroom 1:

11'8" x 10'7" (3.56m x 3.24m)

uPVC triple glazed window overlooking front with views; radiator; carpeted flooring.

Bedroom 2:

13'0" x 12'9" (3.98m x 3.9m)

uPVC triple glazed window overlooking front and side elevation with views; radiator; carpeted flooring.

Outside:

Roadside setting with small front garden area; right of way access leading to rear hardstanding for parking and garden area; gas tank; the property has a small stream running along side.

Services:

Mains water and electricity are connected; LPG gas supply; shared water treatment system.

Directions:

From Llanrwst follow the A548 in the direction of Abergele for approximately 3 miles and the property will be viewed on the left hand side, a row of cottages just before the turning for Pandy Tudur.

Council Tax:

Band C.

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.



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

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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