



2 Bryn Castell

Trefriw LL27 0JJ

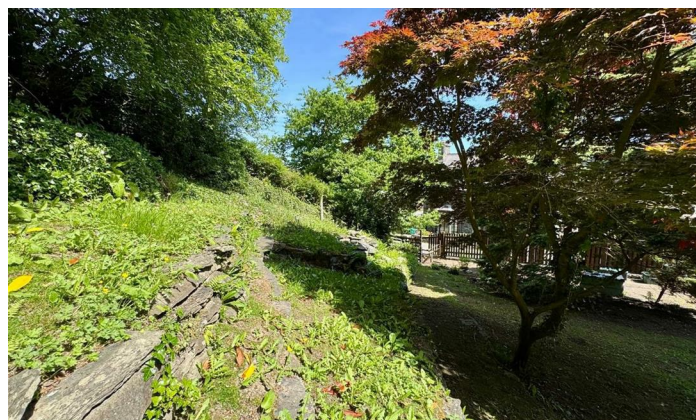
£199,000

A three-storey semi-detached traditional stone property situated in the heart of the picturesque village of Trefriw, within the beautiful Conwy Valley.

This spacious home offers generously proportioned accommodation arranged over three floors, retaining many original features and offering excellent potential for refurbishment and modernisation to create a superb family home or investment property.

The accommodation includes a welcoming entrance hall, three reception rooms, a large fitted kitchen, bathroom and shower room together with a range of bedrooms over the upper floors. The rooms benefit from high ceilings and large windows, creating a light and airy feel throughout.

Externally, the property enjoys mature garden areas to the side and rear offering private, elevated spaces with established shrubs and trees, ideal for gardening enthusiasts looking for a project.



Tel: 01492 642551

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



Location

Located just a short stroll from the village amenities, the property enjoys easy access to scenic walks, the nearby River Conwy, and is within convenient reach of Betws-y-Coed, Llanrwst, and further into Snowdonia National Park.

Reception Hall

Original front door, coved ceiling, meter cupboard, staircase leading off to first floor level.

Lounge

11'10" x 10'10" (3.62m x 3.32m)

Dual aspect with windows to front and side elevation, tiled fireplace surround.

Rear Sitting Room

11'3" x 13'7" (3.44m x 4.15m)

Bay window to side elevation, tiled fireplace surround and built in alcove cupboard.

Dining Room

12'1" x 11'10" (3.69m x 3.63m)

Gas fire (not tested) built in alcove cupboard, window overlooking rear.

Kitchen

12'0" x 10'4" (3.66m x 3.16m)

Fitted range of base and wall cupboards with complimentary worktops, double drainer sink, cooker point and canopy extractor above, window to rear and side elevation, plumbing for washing machine, uPVC double glazed rear door.



First Floor Landing

Bedroom 1

11'6" x 10'10" (3.51m x 3.32m)

Bedroom 2

10'8" x 10'11" (3.27m x 3.34m)

Bedroom 3

12'1" x 11'10" (3.69m x 3.63m)

Shower Room

Three piece suite comprising shower enclosure, wash basin and w.c.

Rear Bathroom

Panelled bath, pedestal wash hand basin, low level w.c.

Second Floor Landing

Bedroom 4

11'2" x 16'7" (3.41m x 5.07m)

Bedroom 5

12'1" x 11'10" (3.69m x 3.63m)

Bedroom 6

10'11" x 10'8" (3.35m x 3.27m)

Outside

The garden area extends mainly to side and rear and are of a sloping nature with established shrubs and trees.

Services

Mains water, electricity, gas and drainage are connected to the property.

Agent's Note

The property is in need of modernisation, but offers an excellent opportunity for anyone looking to modernised and create a lovely, spacious family home. The property has been sub-divided from an original detached property in the 1980's, part of which there is a flying freehold over part.

Viewing

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

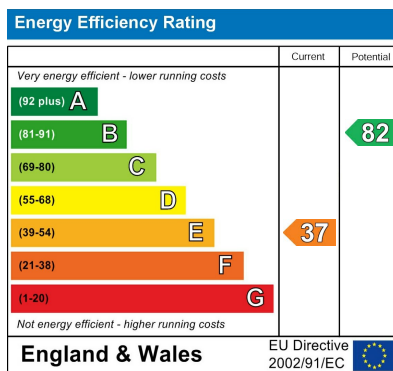
Proof Of Funds

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 D.





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