



Gwel yr Afon

Nr Llanrwst LL26 0TY



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£875,000

A truly outstanding country residence set in approximately 2 acres of beautifully landscaped grounds, enjoying magnificent views across the Conwy Valley towards the Crafnant Valley.

VIEWING HIGHLY RECOMMENDED

Situated within an exclusive complex of thoughtfully converted former farm buildings, this exceptional detached home combines contemporary living with traditional charm in a tranquil rural setting.

Immaculately presented and generously proportioned accommodation designed to take full advantage of the stunning surroundings, the home features large picture windows and French doors framing sweeping views over manicured lawns, a private pond, and the surrounding countryside.

Additional features include oil-fired central heating, full double glazing, a detached garage, and ample driveway parking. The landscaped gardens have been lovingly maintained, incorporating mature planting, dry-stone walls, lawned areas, and a picturesque wildlife pond with flowering irises—a haven for nature lovers.



Location

This is a rare opportunity to acquire a beautifully presented rural home with privacy, character, and breathtaking views, just a short drive from the amenities of the Conwy Valley and within easy reach of Snowdonia National Park.

Internally, the accommodation comprises four spacious bedrooms and three high-quality bathrooms, ideal for family living or accommodating guests.

The living spaces are warm and welcoming, with exposed timber beams, oak flooring, and a striking central fireplace in the main lounge. A light-filled garden room offers a peaceful retreat with wrap-around glazing and direct access to the south-facing patio—perfect for al-fresco dining or simply enjoying the outstanding views.

Front Entrance Porch

uPVC double glazed door and windows, slate flooring, oak door and side windows leading to :

Reception Hall (L shaped)

Built in cloaks cupboard, two radiators, coved ceiling, oak doors leading off.

Cloak Room

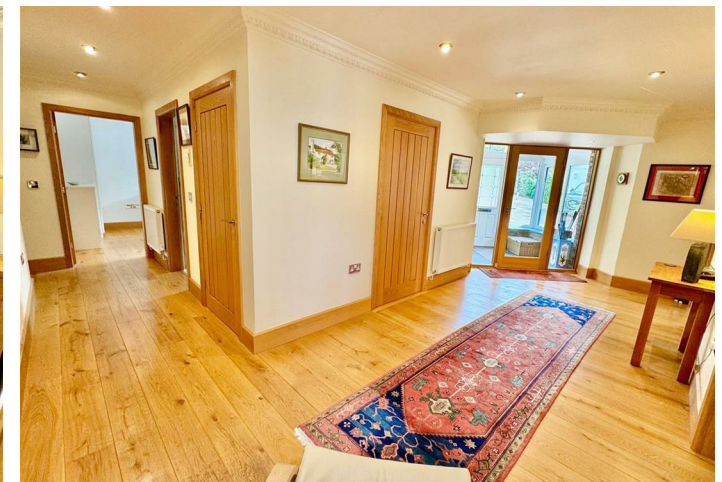
Fitted bespoke w.c. and vanity units with silestone worktop, radiator, cloak hooks.

Lounge 20'9" x 14'7" (6.34m x 4.47m)

Feature inglenook style fireplace with oak surround, raised hearth and multi fuel stove, oak 'A' framed vaulted ceiling, French doors leading onto rear of property enjoying extensive views across the Valley, two radiators. Twin timber and glazed doors lead through to Dining Room.

Dining Room 13'10" x 10'8" (4.24m x 3.26m)

Double panel radiator, oak flooring, coved ceiling, wall lights.



Sun Lounge/Garden Room 13'5" x 10'11" (4.11m x 3.34m)

Oak flooring, uPVC double glazed windows and French doors leading onto a large side terrace, enjoying extensive views and opening onto lawned gardens.

Breakfast Kitchen 14'9" x 10'7" (4.52m x 3.24m)

Fitted range of handle-less base and wall units with Korean worktops, ceramic five plate hob and extractor hood, 1.5 bowl sink, integrated appliances, peninsular breakfast bar, tall cupboard, Neff built in microwave and oven, uPVC double glazed window overlooking side, radiator.

Utility Room 19'4" x 7'2" extending to 7'9" (5.91m x 2.2m extending to 2.38m)

With fitted range of base and wall units, uPVC double glazed windows overlooking rear, sink, Worcester boiler for central heating and hot water.

Principal Bedroom 15'4" x 13'7" (4.69m x 4.15m)

Range of built in wardrobes, French doors leading onto rear patio, enjoying extensive views.

En-suite bathroom comprising panelled bath, concealed cistern w.c. vanity wash basin with mirror and medicine cabinet above, towel rail.

Bedroom 2 9'4" x 13'11" (2.85m x 4.26m)

Radiator, oak flooring, built in wardrobe and bedside cupboards, uPVC double glazed window to side.

Family Bathroom

Contemporary family shower room with large walk-in shower and rainfall head. Fully tiled walls and floor with modern fittings throughout. Heated towel rail and illuminated vanity mirror.

Bedroom 3 16'4" x 9'7" (5.0m x 2.93m)

Range of built in wardrobes, radiator, uPVC double glazed window overlooking side. En-suite shower room,; shower enclosure, vanity wash basin and low level w.c. chrome towel rail and fittings.



Bedroom 4 9'3" x 10'9" (2.84m x 3.28m)

uPVC double glazed window overlooking front, radiator, built in wardrobe. En-suite shower room; low level w.c. pedestal wash handbasin, shower enclosure, wall tiling, medicine cabinet.

Study 10'9" x 5'8" (3.28m x 1.73m)

Radiator, range of bespoke fitted cupboards with desk area and uPVC double glazed window overlooking side elevation.

Outside

Detached car garage with up and over door, power and light connected, large garden pond with a variety of wildlife, professionally designed landscaped garden with lawned areas, attractive outside seating areas with specimen plants and shrubs.

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 H.

Directions

From Llanrwst, travel North along A470 for approx 1 mile turn right at Tan Lan (signposted Llanddodged) and follow the road up passing a small caravan park on the left. On approaching a sharp right bend in the road take a left turning towards Gwel yr Afon and Fron Francis Farm - Gwel yr Afon is first on the left hand side.



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	

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