



Cwm Hyfryd Town Hill
Llanrwst LL26 0NF

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£415,000

A delightful detached split-level residence set in an elevated position on the outskirts of town, enjoying far-reaching views across the surrounding countryside.

This versatile home offers spacious and flexible accommodation, including a self-contained annexe ideal for multi-generational living or income potential.

The main residence features two double bedrooms and a study on the upper level, alongside a bright and airy living space finished in a clean, contemporary style. A standout feature is the super, open-plan kitchen and dining area, complete with a range-style cooker, timber flooring and gas cast iron stove, and large skylights which flood the space with natural light. The generous lounge provides a cosy retreat with another gas stove and French doors opening onto a sun terrace, perfect for alfresco dining and enjoying the outlook.

The self-contained annexe at lower level offers a third bedroom, its own living space and bathroom – ideal as guest accommodation or independent living quarters.

Externally, the property is approached via a private driveway with ample parking and a large garage. Mature gardens and multiple sun terraces surround the home, offering privacy and delightful seating areas framed by well-established shrubs and planting



Location

Located on the edge of Llanrwst, this home provides the peace and charm of a rural setting while remaining within easy reach of the town's shops, schools, and amenities. The property also lies within convenient distance of the picturesque villages of Trefriw and Betws-y-Coed, making it a prime spot for access to Snowdonia National Park and a wealth of outdoor activities

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch:

Timber and glazed front door; oak flooring; two uPVC double glazed windows enjoying views; radiator; twin oak and glazed doors leading to:

Reception Hall:

Radiator; dado and coving; ceiling light tunnels providing ample natural lighting; oak flooring; built-in cloaks and meter cupboard.

Utility Room: 7'9" x 4'0" (2.37m x 1.24m)

Range of worktops; space and plumbing for automatic washing machine and dryer; shelving; hot water cylinder and wall mounted 'Worcester' boiler.

Lounge: 21'9" x 14'10" (6.64m x 4.54m)

Oak flooring; skylight windows; feature fireplace surround with tiled hearth and backing; wood effect gas cast iron stove; two radiators; french doors and floor to ceiling windows to rear elevation. Twin timber and glazed doors leading to:

Dining Kitchen: 21'8" x 12'3" (6.61m x 3.75m)

Dining area with stable timber and glazed rear door; uPVC double glazed window; freestanding coal effect gas stove; skylight window; radiator.

Kitchen: Fitted range of base and wall units; cooking range in recess fireplace surround; 1.5 bowl sink; plumbing for dishwasher; space for American fridge; peninsular breakfast bar sub-dividing from dining area; uPVC double glazed window overlooking front enjoying views.

Rear Garden Room: 11'9" x 9'9" (3.59m x 2.99m)

Timber flooring and panelled walls; dado rail; uPVC double glazed windows overlooking rear enjoying views; french doors leading onto rear covered veranda. Corner gas stove on raised hearth.



Bedroom 1: 11'3" x 9'9" (3.45m x 2.99m)

Fitted range of wardrobes with overhead storage and bedside cabinets; radiator; uPVC double glazed window; doorway leading to:

Dressing Room and En-Suite: 12'1" x 9'9" (3.7m x 2.99m)

Walk-in wardrobe with range of shelving and hanging space; vanity unit with dressing table. Raised En-Suite area - Enclosed shower; pedestal wash hand basin; low level W.C; medicine cabinet; uPVC double glazed window overlooking front; contemporary chrome heated towel rail.

Bedroom 2: 13'9" x 9'10" (4.2m x 3m)

Fitted wardrobes and dressing table; radiator; oak flooring; uPVC double glazed window; inset spotlighting.

Shower Room: 7'6" x 6'4" (2.29m x 1.94m)

Walk-in shower with glazed screen; pedestal wash hand basin; low level W.C; wall cabinet and tiling; velux window.

Study: 7'10" x 5'3" (2.4m x 1.62m)

Range of built-in shelving; uPVC double glazed window to rear; radiator.

Outside:

The property has outside office/garden store shed and covered rear veranda; attractive enclosed flagged patio with shrubs and planting to borders enjoying extensive South southerly aspect and views. To the front there is also a raised enclosed patio and an ideal al-fresco dining and entertaining area; open fronted store shed; lower level tarmac driveway providing ample parking for several vehicles. Large single car garage with Rollertec remote control shutter door and side personal door and window; power and light connected.

The Cabin:

This is currently a self contained 1 bedroom annexe, ideal as accommodation for dependant relative or, subject to consent, would be an ideal holiday let. The agent was not able to gain access to The Cabin during their visit but further information can be obtained and will be available shortly.

Services:

Mains water, electricity, gas 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 - F

Directions:

Proceed from the Agents office, up Denbigh Street, turn right at the crossroads and immediately left up Town Hill, continue up past a big white detached house on the right and follow the road right up to almost the top of Town Hill and the property will be viewed on the right hand side.

Agents Note:

- Valid electrical installation certificate (EICR) completed July 2021 for both Cwm Hyfryd and the annexe, Y Caban (valid for 10 years)
- Annual Gas Certificate Y Caban completed and valid until May 2026
- Whole house has certified cavity wall insulation – guaranteed for 25 years with approx 9 years remaining
- There is a recent EPC (July 2021) for Y Caban.
- The windows were replaced approx 2015 – FENSA certificate available.



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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL28 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

