



# 1 Maes Yr Afon

Pentrefoelas LL24 0LF

£195,000

A 3 Bedroom Semi-Detached home occupying a generous corner plot in a convenient village setting, enjoying an open outlook with pleasant views.

Local Occupancy Restriction applies

Benefiting from air source heating, solar panels, and double glazing, this three-bedroom family home offers excellent potential for those seeking an upgradig project.

The property provides spacious accommodation with front and rear gardens, off-road communal parking space and scope to create a comfortable family home. Located within walking distance of the local primary school and village inn, with good access to nearby main roads for transport links.

Accommodation:

Ground floor: Entrance Hall, Living Room with fireplace, Dining Room, Kitchen, Rear Porch/Utility.

First floor: 3 Bedrooms, Bathroom.



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





## Location

The Accommodation Affords:  
(Approximate measurements only)

### Entrance Hall

Covered open porch, entrance hall with staircase leading off to first floor level, composite double glazed front door.

### Lounge

17'2" x 9'10" (5.25m x 3.0m)

Feature fireplace surround and hearth, coved ceiling, uPVC double glazed windows to front and rear elevations, two double panel radiators.

### Dining/Sitting Room

11'11" x 9'10" (3.65m x 3.0m)

Tiled fireplace surround and hearth, coved ceiling, double panel radiator, dado rail, uPVC double glazed window to front enjoying views.

### Kitchen

Base and wall cupboards including pine hand made units and shelving, inset single drainer sink with mixer tap, electric cooker point, double panel radiator, uPVC double glazed window to rear, walk-in larder room with shelving. Composite rear door leading to covered rear entrance with polycarbonate roof, uPVC double glazed door and window to side and rear. power connected, pedestal wash handbasin.



### Utility area

13'1" x 6'2" (4.0m x 1.9m)

Plumbing for automatic washing machine, w.c. and walk in store cupboard.

### First Floor Landing

uPVC double glazed window overlooking rear, radiator.

### Bedroom 1

11'5" x 12'0" (3.49m x 3.66m)

Radiator, uPVC double glazed window enjoying views, recessed wardrobe.

### Bedroom 2

12'1" x 9'2" (3.69m x 2.8m)

uPVC double glazed window overlooking front enjoying views, radiator, built in cylinder cupboard.

### Bedroom 3

7'8" x 9'1" (2.35m x 2.77m)

uPVC double glazed window to rear enjoying views, radiator.

### Outside

The property stands in a large corner plot with mature gardens to front, side and rear, offering space for landscaping or cultivation. Timber garden shed.

### Services

Mains water, electricity and drainage are connected to the property, air source heating, solar panels.

### Agents Note

The property is subject to a Local Occupancy Clause which restricts the sale to people living or working within a 30 mile radius of the property and have been doing so for a period of 3 years prior.

Full details from agent.

### Viewing

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

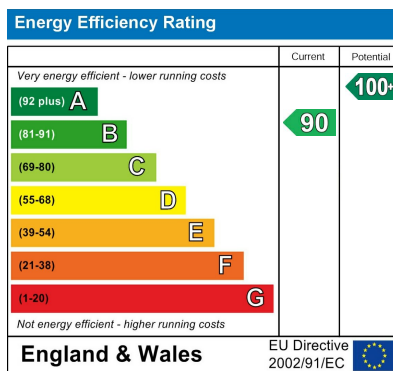
### Council Tax

Band B.

### Directions

Proceed along the A5 into Pentrefoelas village, turn right and over the hump back bridge, continue past the school on the right hand side and Maes yr Afon is immediately on the left. No. 1 is the left hand side of the pair of semis overlooking the school.





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.

## Iwan M Williams Estate Agents

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