



Taldir

Llanddoged LL26 0TY

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£425,000

A substantial detached bungalow in beautiful countryside setting overlooking parkland with views down the Conwy Valley.

Viewing highly recommended.

Tenure: Freehold. EPC - E. Council Tax Band - D.

Improved extended and upgraded home set in landscaped gardens with ample off-road parking and large car garage. Benefiting from central heating and uPVC double glazing. Spacious 4 bedroom accommodation together with side annex providing bedroom en-suite which has been for dependent relative. Beautiful fitted kitchen with granite worktops, modern bathroom and shower room. Affording entrance porch, reception hall, lounge, large dining kitchen and sitting area, rear entrance porch, 4 bedrooms, shower room. Additional bedroom en-suite. uPVC double glazed garden room accessed both from rear of garage and garden.



Location

The property is situated within a mile of the traditional market town of Llanrwst in the Conwy Valley, occupying a delightful rural setting. Llanrwst is a traditional market town with a range of shops and facilities for everyday needs. The inland tourist resort of Betws Y Coed is approx 5 miles away.

Accommodation:

The accommodation affords: (approximate measurement only)

Front Entrance Vestibule:

uPVC double glazed outer doors; timber and glazed door leading to:

'L' Shaped Reception Hall:

Radiator; dado and coving; built-in cloaks cupboard; built-in book shelving.

Lounge: 18'7" x 13'6" (5.68m x 4.13m)

Dual aspect; uPVC double glazed boxed bay window overlooking front enjoying extensive views; coved ceiling; oak engineered flooring; TV and display plinths; log effect electric fire; 2 radiators.

Large Dining Kitchen and Sitting Area: 13'8" x 21'1" (4.17m x 6.43m)

Kitchen - Range of modern handle-less base and wall units; tall cupboards; granite worktops. Bank of cupboards along one wall with inset cylinder cupboard. 1 1/2 bowl sink; integrated fridge freezer and dishwasher; intergrated washing machine and dryer; pull out drawers for recycling; 'Zanussi' four ring gas hob with canopy extractor above; split level double oven and grill; TV point; integrated microwave oven.

Sitting Area - Radiator; uPVC double glazed french doors leading onto side patio.

Rear Entrance Lobby: 8'11" x 5'2" (2.72m x 1.59m)

Timber panelling to dado level; radiator; uPVC double glazed rear door and side window; doorway leading to ground floor annex bedroom with en-suite.

From rear entrance lobby timber and glazed door leads to:

Inner Hallway:

Built-in cupboards; door leading to:



Bedroom: 13'6" x 11'5" (4.13m x 3.48m)

uPVC double glazed window overlooking front and rear with panoramic views; coved ceiling; radiator.

En-suite Bathroom: 5'11" x 6'4" (1.81m x 1.94m)

'P' shaped bath with shower above; shower screen; low level WC; vanity wash basin; fully tiled walls; heated towel rail; shaver point.

From Main Reception Hall:

Bedroom 1: 13'0" x 13'6" (3.98m x 4.13m)

Including range of wardrobes; coved ceiling; uPVC double glazed window overlooking front enjoying extensive views; bespoke headboard and bedside shelving.

Bedroom 2: 13'6" x 9'10" (4.13m x 3m)

Double panelled radiator; uPVC double glazed window to front with views; built-in wardrobe; coved ceiling.

Bedroom 3/Study: 10'2" x 9'10" (3.1m x 3m)

Radiator; range of worktops and built-in cupboards; uPVC double glazed window overlooking rear.

Bedroom 4: 10'2" x 8'11" (3.11m x 2.73m)

Radiator; uPVC double glazed window to rear; coved ceiling.

Shower Room: 8'2" x 5'9" (2.51m x 1.76m)

Large shower enclosure; low level WC; pedestal wash hand basin; heated towel rail; wall tiling; electric light and extractor; radiator.

Outside:

Property benefits from 2 separate driveways with lower level having automatic gates leading to large hard-standing for parking of several vehicles. Upper level estate style gates leading to brick paved driveway providing off-road parking and brick paved courtyard area. The gardens are landscaped and provide lawned areas with established shrubs and trees, terraced seating areas, low level enclosed BBQ area, rear terrace for Alfresco dining and entertaining.

Garage: 25'3" x 13'7" (7.7m x 4.16m)

Roller shutter doors; power and light connected; rear door leading to:



Garden Room: 12'9" x 8'11" (3.9m x 2.72m)

Low level brick walling; uPVC double glazed windows with extensive views down the valley. The garden room can also be accessed from the front garden area.

Services:

Mains water and electricity. LPG gas central heating. Septic tank drainage.

Agents Note:

Please note that this property is not of a traditional construction therefore some lenders may not consider it suitable for mainstream mortgage lending. Please ask the agents for more details.

Council Tax:

Band 'D' - Conwy County Borough Council

Viewing Llanrwst

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


Directions:

Proceed from the agents office continue down towards Llandudno for approximately 3/4 mile to Tan Lan, Turn right at Tan Lan and continue up towards Llanddoged passing small caravan site on the left hand side, continue up the hill sharp right and the property will be the first on the right hand side.

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		69
(55-68) D		
(39-54) E	46	
(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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