



Gwydyr Cottage
Llanrwst LL26 0PN



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£280,000

A rare opportunity to acquire a charming Grade II Listed detached character cottage, believed to date from circa 1845 and forming one of the original Gwydir Castle Estate cottages commissioned by Lord Willoughby de Eresby.

Tenure: Freehold. EPC: TBA. Council Tax: D.

Constructed of traditional stone beneath a slate roof, the property occupies an idyllic and secluded setting amidst mature woodland and gardens on the outskirts of Llanrwst, within the picturesque Conwy Valley.

Full of character and historic appeal, the cottage retains a wealth of original features including thick stone walls, exposed timbers, deep-set windows and an impressive studded entrance door. Although now requiring a programme of upgrading and modernisation, the property offers enormous potential to create a truly special country residence in a highly desirable rural setting.

The accommodation briefly comprises entrance hall, lounge, separate sitting room with feature fireplace and stove, kitchen, utility area and ground floor bathroom, together with two first floor bedrooms and useful built-in storage cupboards.

This is a property of considerable charm and character, ideal for purchasers seeking a restoration project in a beautiful rural setting within easy reach of Llanrwst and the wider attractions of the Eryri National Park.



Location

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Hall

Radiator, timber and studded front door.

Lounge 11'4" x 15'1" (3.46m x 4.6m)

Feature recess fireplace surround with timber over mantel, slate hearth, cast iron multi-fuel stove, double panel radiator, original leaded glass window to front elevation.

Sitting Room 15'1" x 8'4" (4.62m x 2.56m)

Feature Adam style slate and marble fireplace surround with cast iron and tiled insert and hearth, double panel radiator, window overlooking front.

Door from Lounge leading to rear Kitchen.

Kitchen 12'9" x 6'2" (3.91m x 1.9m)

Base and wall cupboards, complementary worktops, single drainer sink, electric cooker point, double panel radiator, sash window to rear, space for fridge, timber staircase leading off to first floor level.

Study / Store Room 7'8" x 7'1" (2.35m x 2.16m)

Timber flooring.

Rear Entrance Porch & Utility 7'7" x 6'5" (2.33m x 1.96m)

Central heating boiler, window overlooking rear, plumbing for washing machine, extractor fan, electric fuse board.

First Floor

Landing, radiator, two sizeable walk-in storage cupboards.



Bedroom 1 14'11" x 8'11" maximum (4.55m x 2.72m maximum)
Radiator, sash window to side elevation, casement window to rear.

Bedroom 2 14'6" x 9'1" (4.42m x 2.78m)
Radiator, vaulted ceiling, window overlooking rear.

Bathroom 5'6" x 5'7" (1.68m x 1.71m)
Panelled bath, shower above, low level w.c. pedestal wash handbasin, radiator, window overlooking rear.

Outside

Approached by vehicle right of access to private driveway leading to parking area together with an open-fronted timber and corrugated garage/store. The grounds are a particular feature, extending to generous gardens together with a small paddock area and adjoining woodland, all enjoying a peaceful and private atmosphere surrounded by beautiful countryside.

Services

Mains electricity and water are available, septic tank drainage. Oil fired central heating.

Viewing

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


Proof Of Funds

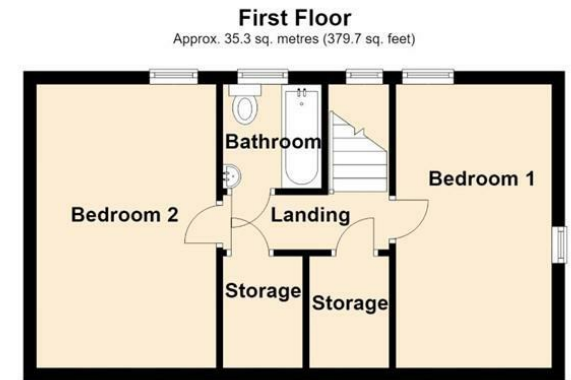
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.





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	



Total area: approx. 95.1 sq. metres (1023.3 sq. feet)

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.

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