



Hafodty Cottage  
Eglwysbach LL28 5SA



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Hafodty Cottage

Eglwysbach LL28 5SA

£489,500

A delightful detached stone-built country cottage occupying a peaceful rural setting above the Conwy Valley, enjoying a secluded position amidst beautiful countryside whilst remaining conveniently accessible.

Tenure: Freehold. EPC: TBA. Council Tax Band: E

The cottage enjoys an elevated position with beautifully landscaped and mature gardens extending to the rear, where panoramic views can be appreciated across the Conwy Valley towards the mountains of Snowdonia. The grounds have been lovingly established over many years and include lawned areas, colourful well-stocked flower borders, mature specimen trees and shrubs, a small stream, ornamental seating areas and a timber gazebo, creating a peaceful environment for relaxation and outdoor entertaining.

In addition, the property benefits from a static caravan with surrounding decked terrace, positioned to make the most of the outstanding valley and mountain views. This offers excellent potential for guest accommodation, subject to any necessary consents.

Timber garden store and workshop together with numerous secluded seating areas from which to enjoy the exceptional surroundings.

This is a rare opportunity to acquire a charming country cottage in an enviable rural location, offering privacy, character and breathtaking scenery, whilst remaining within easy reach of local amenities, the Conwy Valley, excellent road links and an abundance of countryside walks directly from the doorstep.



## Location

Located close to the hamlet of Llyn Syberi, the property is approximately 10 minutes from the A5 and around 20 minutes from the A55 Expressway, offering an excellent balance between tranquillity and convenience.

The character accommodation retains many original features and briefly comprises an entrance porch, study, lounge with feature fireplace, farmhouse-style dining kitchen, large utility/boot room, conservatory overlooking the gardens, ground floor bedroom and bathroom. To the first floor are two further double bedrooms.

The Accommodation Affords:  
(Approximate measurements only)

Front Entrance Porch & Study 10'7" x 4'11" (3.23m x 1.51m)

Timber front door, staircase leading off to first floor level, study area overlooking side elevation. Staircase leading up to first floor landing.

Lounge 11'5" x 9'5" (3.48m x 2.89m)

Feature timber fireplace surround with cast iron inset, radiator, TV point, uPVC double glazed window overlooking side. Step leading up to inner lobby area.

Dining Kitchen 11'11" x 13'0" (3.65m x 3.98m)

Fitted range of base and wall units with complementary worktops, 1.5 bowl sink with mixer tap, integrated oven, four plate hob, radiator, uPVC double glazed window overlooking front and rear elevation, space for fridge/freezer. Step and uPVC double glazed door leading to Conservatory. Doorway leading to rear entrance.

Conservatory 9'6" x 8'2" (2.92m x 2.51m)

uPVC double glazed windows, polycarbonate roof, double panel radiator, views overlooking garden, light and power connected.



Rear Entrance 12'4" x 6'6" (3.76m x 2.0m)

Fitted range of base units with complementary worktops, plumbing for automatic washing machine, cloak hooks, tiled floor, polycarbonate roof, uPVC double glazed windows and external rear door.

Bathroom 8'4" x 5'4" (2.55m x 1.65m)

Panelled bath, low level w.c. pedestal wash handbasin, radiator, towel rail.

Bedroom 1 11'5" x 8'8" (3.48m x 2.66m)

Radiator, uPVC double glazed window overlooking rear of property.

First Floor Landing

Small landing with built-in cupboard housing Worcester oil fired boiler for central heating.

Bedroom 2 13'1" x 12'0" (4.0m x 3.66m)

uPVC double glazed window overlooking front of property, radiator.

Bedroom 3 11'8" x 11'8" (3.58m x 3.56m)

uPVC double glazed window overlooking rear, built-in wardrobe, radiator.

Outside

Large Nissen style garden shed currently used as garden store and garage (13.23m x 4.38m), twin timber doors, power and light connected. Established garden includes lawned areas, colourful well-stocked flower borders, mature specimen trees and shrubs, a small stream, ornamental seating areas and a timber gazebo, creating a peaceful environment for relaxation and outdoor entertaining.

Services

Mains water and electricity are connected to the property, septic tank drainage, oil central heating.

Viewing

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

### Directions:

Travelling south along the A470 from Tal-y-Cafn towards Llanrwst, take the left-hand turning opposite Erw Las Campsite, immediately before Firs Cottage. Continue up the country lane, bearing right at the top of the hill and then left, passing Sychnant on the left. Ignore the turning for Plas Iwrwg and continue before taking the left-hand turning signposted towards Llyn Syberi. Follow this road almost as far as the lake, where Hafodty will be found on the left-hand side, immediately adjoining the roadside.



| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   |                            |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.

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