



Cerrig Llwydion Town Hill

Llanrwst LL26 0NF

£550,000

An imposing detached family home set within beautifully maintained grounds in a highly popular setting within this traditional market town in the Conwy Valley.

Viewing Highly Recommended.

Tenure: Freehold. Council Tax Band - G. EPC Rating - D.

Substantial home occupying a split level site enjoying extensive views over the Conwy Valley towards Betws Y Coed.

Individually designed and built by the current family, offering spacious light and airy accommodation with the benefit of large lower level garaging, ample parking, attractive well maintained grounds.

Affording: Reception hall with impressive twin staircase, lounge and sitting/dining room both opening onto rear sun terrace, study/bar, dining kitchen with granite worktops and central island, cloakroom and utility room, spacious landing and balcony, bedroom 1 with large en-suite, bedroom 2, bedroom 3, bedroom 4 and bathroom. Large attic room with scope to extend, subject to consent.

Central heating and double glazing.



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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



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.

Accommodation:

The accommodation affords: (approximate measurement only)

Covered Front Entrance:

Timber clad ceiling; inset lighting; timber and sealed unit double glazed front door with side glazed panel leading to:

Spacious Reception Hallway:

Feature open tread turn staircase leading off first floor level; glazed windows to either side; telephone point; double panel radiator; coved ceiling; wall light point; built-in cloaks and electric fuse cupboard.



Lounge:

19'8" x 16'6" (6m x 5.03m)

Feature uPVC double glazed picture window to side and rear elevation enjoying extensive views; rear french windows and floor to ceiling glazing opening onto sun terrace enjoying extensive south facing views down the Conwy Valley towards Betws y Coed; two double panelled radiators; feature 'Adam' style fireplace surround with open grate; granite hearth; wall lights and coving.



Sitting/Dining Room:

17'8" x 13'10" (5.39m x 4.24m)

Feature inglenook style recessed fireplace with substantial oak lintel over; slate hearth; log effect gas stove; coved ceiling; wall lights; double panelled radiator; uPVC french doors leading onto rear sun terrace; uPVC window; TV point.

Bar/Study:

13'10" x 6'0" (4.24m x 1.84m)

Currently set up as a bar with serving counter; uPVC double glazed window and door leading to rear of property.

Breakfast Kitchen:

13'1" x 12'0" (4m x 3.68m)

Fitted range of base and wall units with granite worktops; 'Rangemaster' cooker fitted into recessed surround with concealed extractor and mantle above; inset 2 bowl 'Belfast' style sink with mixer tap; inset spotlighting; central island unit and breakfast bar with granite worktops; space and plumbing for American fridge; double panelled radiator; uPVC double glazed window to front elevation; TV point.



Utility Room:

7'8" x 6'3" (2.35m x 1.93m)

Worktops with base and wall units; inset single drainer sink; plumbing for automatic washing machine; uPVC double glazed rear door.

Cloakroom:

Low level WC; wall and floor tiling; cloak hooks; wall mounted 'Worcester' central heating boiler.

First Floor

Spacious Landing:

Twin timber and glazed door leading on to front balcony enjoying views. Coved ceiling; double panelled radiator; built-in linen storage cupboard. Drop down ladder from landing leading to large attic room with potential for conversion subject to consent.



Bedroom 1:

16'11" x 20'0" (5.16m x 6.1m)

2 radiators; corner uPVC double glazed windows enjoying extensive views down the Conwy Valley towards Betws y Coed; uPVC double glazed window to front.

En-suite:

13'9" x 5'4" (4.21m x 1.65m)

Corner shower enclosure; low level WC; vanity unit with mirror and inset lighting; wall and floor tiling; radiator; uPVC double glazed window.

Bedroom 2:

13'5" x 12'1" (4.09m x 3.69m)

uPVC double glazed window overlooking front; radiator; coving.

Bedroom 3:

13'11" x 8'5" (4.26m x 2.59m)

Built-in wardrobe; radiator; airing cupboard housing cylinder with slatted shelving; uPVC double glazed window to rear.

Bedroom 4:

10'8" x 9'8" (3.26m x 2.95m)

Built-in wardrobe and dressing table; radiator; uPVC double glazed to rear; views.

Bathroom:

9'7" x 7'11" (2.94m x 2.43m)

3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC; double panelled radiator; wall tiling; uPVC double glazed window.

Outside:

The property commands a slightly elevated position a short distance from the town centre in a favoured residential area. Cerrig Llwydion has outstanding views across open fields down the Conwy Valley. The property itself is set in large gardens mainly laid to lawn with variety of established shrubs and plants. Sun terrace both at lower and upper level enjoying a sunny aspect and views. Rockery. Ample parking within it's own spacious driveway. Outside lighting and water tap.

Large Integral Double Garage :

Workbench; power and light connected.

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, LL26 0LL, tel 01492 642551, email enq@iwanmwilliams.co.uk

Council Tax:

Band 'G' - Conwy County Borough Council



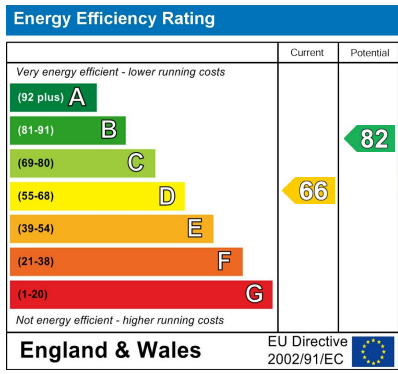


Directions:

Proceed from the agents office on Denbigh Street towards Abergele road, turn first right into Schoolbank road and immediately left up Town Hill, continue up the hill and the property will be viewed half way up on the right hand side.

Proof of Identity:

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.



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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