



Property Setting - Field in foreground not included

## Llecyn Coediog

Trefriw LL27 0JB

£389,950

An attractive detached three bedroom residence enjoying a delightful forest and countryside setting on the outskirts of Llanrwst, within the beautiful Conwy Valley

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

Llecyn Coediog stands within its own grounds, surrounded by farmland and woodland, commanding far-reaching views across the surrounding landscape.

The location is ideal for those seeking a quieter rural lifestyle whilst remaining within convenient reach of Llanrwst and nearby amenities. The property is also well placed for access to Gwydir Forest, a highly regarded destination for mountain biking, walking and a variety of outdoor pursuits. Llyn Geirionydd and Llyn Crafnant are also within easy reach.

The accommodation is spacious and well presented throughout, having been improved in recent years. Particular features include a newly fitted contemporary kitchen with quality units, central island and underfloor heating to the tiled floor area. There is also a modern shower room together with a separate family bathroom, both tastefully appointed.

The property further benefits from ground source heating, UPVC double glazing and generous natural light throughout.



Property Setting - Field in foreground not included



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**IWAN M WILLIAMS**  
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## Location

Llecyn Coediog is located within 1.5 miles of the traditional market town of Llanrwst and 4 miles of the inland tourist resort of Betws Y Coed. Ideally situated to explore the lakes, mountains and forests of Snowdonia whilst the Victorian town of Llandudno and the beaches of North Wales are only 15 miles to the north.

### Accommodation:

The accommodation affords: (approximate measurements only)

### Front Entrance:

### Hallway:

Cloak hooks; stairs leading off to first floor level.

### Lounge:

13'9" x 12'5" (4.21m x 3.80m)

Multi-fuel burner; uPVC double glazed two windows with views; radiator;

### Sung:

13'5" x 12'7" (4.09m x 3.85m)

uPVC double glazed window; radiator; doorway leading to:



#### Kitchen/Diner:

23'7" x 13'9" (7.19m x 4.21m)

Fitted range of base and wall units with attractive composite worktops and splashback and part solid oak worktops; central island and breakfast bar; integrated dishwasher; fridge freezer; split level stainless steel oven and grill with 5 plate induction ceramic hob; inset belfast style sink; floor tiling with underfloor heating.

Dining Area: uPVC double glazed windows overlooking garden to surrounding countryside.

#### Shower Room:

8'9" x 8'5" (2.69m x 2.57m )

Contemporary shower with mable effect surround; space and plumbing for W.C; vanity wash hand basin (currently not connected); wall and floor tiling.

#### Plant Room:

8'9" x 8'5" (2.69m x 2.57m)

Plumbing for washing machine and space for dryer; 'Nibe' hot water cylinder and ground source heat pump; uPVC double glazed window.

#### First Floor

##### Landing:

Access to roof space; radiator.

##### Bedroom 1:

12'3" x 12'6" (3.75m x 3.82m)

Eaves storage; radiator; uPVC double glazed window overlooking woodland and rear garden.

##### Bathroom:

9'4" x 7'6" (2.87m x 2.31m)

Three piece suite comprising bath, pedestal wash basin, low level WC; heated ladder style radiator; inset spotlighting; uPVC double glazed window with views; wall and floor tiling.

##### Bedroom 2:

12'5" x 9'6" (3.80m x 2.90m)

uPVC double glazed window overlooking side elevation; radiator; cloak hooks; wood flooring.

##### Bedroom 3:

12'6" x 8'0" (3.83m x 2.44m)

uPVC double glazed window overlooking garden area; radiator; inset lighting.

##### Outside:

Set in a private, quiet rural setting in a forest clearing enjoying attractive views. Set within it's own grounds comprising grassed gardens with shrubs, small trees and outside shed. Hardstanding area for parking.



#### Agent's Note:

Access to the property is over a right of way along a track from the council maintained road. Please note the field in foreground is not part of the property and only shows the setting of Llecyn Coediog.

The property generates income from the Ground Source Heating system - The owner has agreed a share equity plan and details may be obtained from the agents at time of viewing.

#### Services:

Private drainage, water from a well, ground source heating, bottle gas for cooking, mains electricity.

#### Council Tax Band:

Conwy County Borough Council tax band 'D'.

#### Viewing:

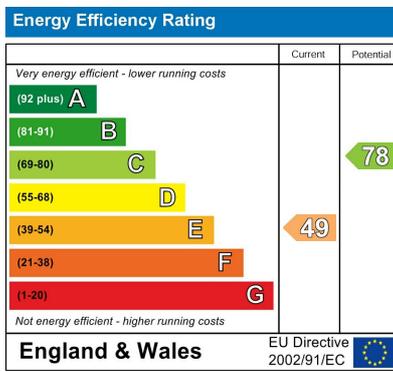
By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

#### 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 option must be treated as given on the same basis as these particulars.

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