

Disgwylfa

Rowen Conwy LL32 8YT

£159,995

A delightful stone character cottage, full of charm and original features, situated in the picturesque village of Rowen.

Tenure: Freehold - EPC TBA - Council Tax D

VIEWING HIGHLY RECOMMENDED





Nestled in a lovely village setting, this charming cottage offers cosy accommodation with a wealth of character throughout, including exposed timber beams, natural stonework and a beautiful inglenook fireplace housing a wood-burning stove.

The ground floor features an open-plan lounge, dining and kitchen area, creating a welcoming and comfortable living space. The cottage-style kitchen complements the property's rustic charm, while a traditional stable door leads out to the enclosed rear courtyard garden.

Upstairs, the accommodation comprises a double bedroom, a study or small single bedroom and a bathroom, all retaining the cottage's cosy and traditional feel.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Rowen is a picturesque rural village situated on the western side of the Conwy Valley, renowned for its traditional character and beautiful surrounding countryside. The village provides easy access to an extensive network of scenic walks and cycle routes, including routes towards the historic Roman Road and the Carneddau mountain range, whilst Conwy and the North Wales coast are within convenient travelling distance. Local amenities and a popular village public house are also within easy reach.



Accommodation

The welcoming front entrance porch opens into a delightful open-plan ground floor living space, full of character and charm. The cosy sitting area centres around an impressive inglenook fireplace housing a multi-fuel stove, creating a wonderful focal point and the perfect setting for relaxing evenings. A tiled floor adds to the cottage's traditional appeal, whilst a window overlooks the front elevation and a staircase leads to the first floor.



To the rear, the accommodation flows naturally into a charming dining kitchen, complete with bespoke fitted kitchen units, a traditional Belfast-style sink, gas cooker point and space for a refrigerator. Exposed stonework, timber detailing, beamed ceilings and carefully positioned spotlighting further enhance the rustic character.

There is also a useful study area, ideal for those wishing to work from home or simply enjoy a quiet reading corner. A glazed timber stable door opens directly onto the delightful rear cottage garden, providing a lovely connection between the indoor and outdoor living spaces.

The first floor continues the cottage's distinctive character, with a delightful principal bedroom featuring a vaulted ceiling, original fireplace surround, timber flooring and a window overlooking the front of the property. A separate small study/small single bedroom also enjoying a vaulted ceiling and a window overlooking the rear, provides a versatile additional space.
Completing the accommodation is a bathroom fitted with a panelled bath with shower over, wash hand basin and WC, together with a window overlooking the rear.

Open Plan Lounge/dining and kitchen
18'0" x 12'9" (5.49m x 3.89m)

Bedroom 1
10'4" x 12'1" (3.15m x 3.70m)

Study/Bed 2 (small single bedroom)
6'2" x 6'8" (1.89m x 2.04m)
leading through to:

Bathroom
6'2" x 6'3" (1.88m x 1.91m)

Outside:
The delightful rear courtyard garden is enclosed by traditional stone walls and offers a peaceful space to sit, relax and enjoy the surroundings. Parking is within the village a short distance away.

Services:
Mains water, electric, gas and drainage connected to the property.

Council Tax Band:
Conwy County Borough Council tax band D
Properties used as second homes may attract a council tax premium in addition to the standard charge. Premiums and exceptions depend on the relevant council's rules and the property's circumstances. Buyers should confirm their potential liability directly with the local council before committing to purchase.

Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@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.

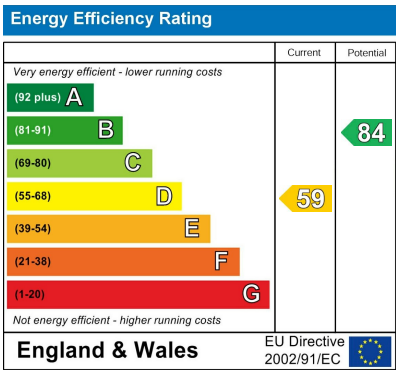
Agents Note
An Article 4 Direction has applied within Eryri National Park since 1 June 2025. Planning permission is required for certain changes of use, including from a main residence to a second home or short-term holiday let, and between second-home and holiday-let uses. Existing lawful uses may continue.

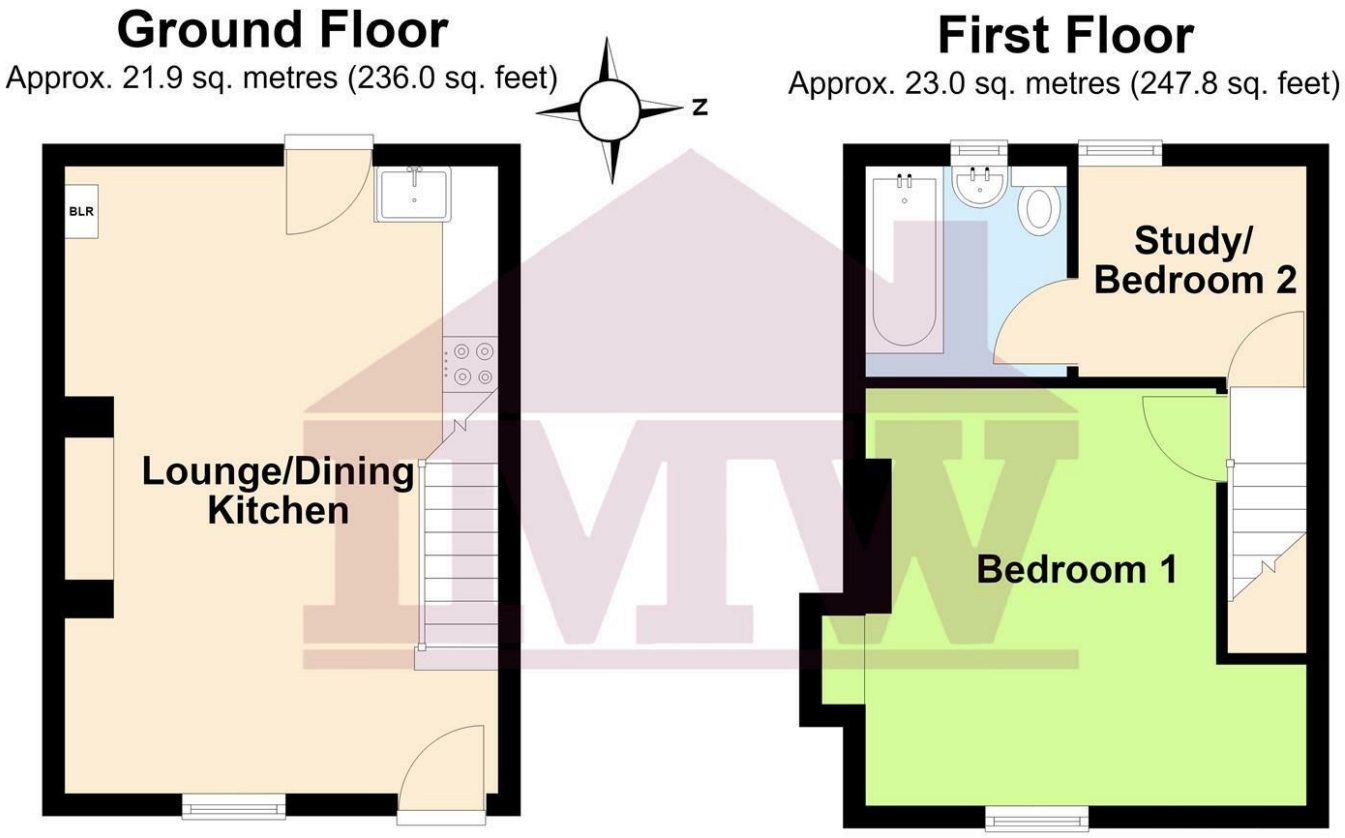
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Purchasers who already own another residential property may be liable to the higher rates of Land Transaction Tax in Wales. Liability depends on individual circumstances, including whether the purchase replaces a main residence. Buyers should obtain advice from their solicitor on the tax payable.











Total area: approx. 44.9 sq. metres (483.8 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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