



Pen y Graig

Llanbedr Y Cennin LL32 8JD



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

# Pen y Graig

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£575,000

Detached character home with Cottage & Outbuildings, occupying a slightly elevated position on the outskirts of the popular rural village of Llanbedr y Cennin, within the heart of the Conwy Valley.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC F - Council Tax: E

This charming detached three-bedroom Character home enjoys far-reaching views across open countryside down the Conwy valley.

Set within its own attractive grounds, the property includes a range of traditional stone outbuildings, generous off-road parking and a separate one-bedroom former smithy, currently operated as a successful holiday let, providing a valuable additional income stream.

The main house retains a wealth of original character features, including exposed beams and feature fireplaces, and benefits from oil-fired central heating and a mix of double and secondary glazing. Accommodation is both welcoming and well-proportioned, designed to take full advantage of the beautiful rural outlook.

The established gardens are a particular highlight, featuring lawned areas, mature planting and wooded sections rich with bluebells and snowdrops, leading down to a picturesque stream at the lower boundary.

A rare opportunity to acquire a versatile countryside home offering lifestyle appeal, income potential or separate one bedroomed annexe; to let for multi-generational living. Exceptional surroundings within one of the Conwy Valley's most desirable rural settings.

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## Location

Llanbedr y Cennin is a small popular village situated within the Conwy Valley approximately equal distance from the medieval castle town of Conwy and the traditional market town of Llanrwst. Situated within easy access of the A55 Expressway giving access to all main routes.

Accommodation Affords:  
(approximate measurements only)

House:

Entrance Porch:

Covered entrance porch with uPVC double glazed front door leading to small integral entrance porch with quarry tiled floor; beamed ceiling; timber and glazed door leading through to:

Living Room: 15'1" x 11'5" (4.6 x 3.48)

Feature inglenook fireplace with substantial timber lintel over; cast iron multi-fuel stove on slate hearth; exposed beam ceiling; half timber panelled walls; built-in storage cupboard; bay window overlooking front enjoying extensive views. Side Reading Area: Half timber panelled walls; built-in book shelving; storage heater; bow window overlooking side enjoying views up the Conwy Valley. Doorway to Dining Room.

Dining Room:

Dining Room:

Kitchen: 14'9" x 8'4" (4.5 x 2.55)

Fitted range of base units with granite worktops; quarry tiled floor; 1 ½ bowl sink with mixer tap; feature recessed inglenook style fireplace housing range cooker; inbuilt under counter fridge and dishwasher; recessed shelving; inset lighting; beam ceiling; window overlooking side elevation. Timber and glazed door leading to:

Rear Entrance Hall:

Porcelain sink and plumbing for automatic washing machine.

FIRST FLOOR - Landing:

Window overlooking side at quarter landing level with views across the Valley.

Bedroom 1: 15'1" x 10'7" (4.62 x 3.25)

Built-in wardrobes and storage cupboards into recessed alcove; uPVC double glazed window overlooking front enjoying extensive view across the Conwy Valley.



Bedroom 2: 14'9" x 8'6" (4.5 x 2.6)

Overlooking front and side elevation enjoying extensive views; double panelled radiator.

Bedroom 3: 15'5" x 8'10" (4.7 x 2.7)

Built-in airing cupboard with cylinder and shelving; vaulted ceiling; double panelled radiator.

Bathroom:

Three piece suite comprising roll top bath, corner shower enclosure, vanity wash basin, low level WC; column radiator and towel rail; wall and floor tiling, extractor fan.

#### DETACHED FORMER SMITHY COTTAGE

Covered Front Entrance:

Leading to:

Living Room, Kitchen and Dining area.

Kitchen:

Fitted base and wall cupboards; integrated oven, hob and sink unit; fridge; wall tiling.

Staircase leading off to first floor bedroom.

Bedroom:

Large bedroom with uPVC double glazed window to front and side elevation; built-in wardrobe; wall mounted electric heater; vaulted ceiling;

En-suite Bathroom:

Corner shower enclosure; electric shower, low level WC and wash hand basin; fully tiled walls; extractor fan.

outside:

The property is situated in an elevated position in a good sized plot; Hard standing and turning area for several vehicles.

Adjacent to the parking area attached to the main house are a range of stone outbuildings currently used as garage and workshop with twin timber doors.

Out Building: 20'11" x 16'0" (6.40 x 4.88)

Exposed roof timbers

Integral Internal Partitioned Room: 14'11" x 12'0" (4.57 x 3.66)

Staircase leading off to Loft area over.



#### Gardens :

The property has a large cottage style garden which runs away from the house towards a small stream at the bottom with a small bridge over the stream. Mature trees, shrubs and fruit bearing bushes. Grassed areas.

To the rear of the cottage there is a small patio area for use with the cottage.

To the front of the house there are steps leading up from the parking area leading up to a lawned garden with herbaceous borders, enjoying views across the valley.

In additions there is also a small patio and seating area to the rear of the house and attractive grassed garden with shrubs and plants.

#### Services:

Mains water, electricity and drainage connected to the property. Oil fired central heating to the main house. Electric heating to the cottage. Newly fitted external boiler OFTEC registered. Please note none of the services have been checked by the agent.

#### Council Tax Band:

Conwy County Borough Council tax band E

#### 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](mailto:conwy@iwanmwilliams.co.uk)

#### Directions:

From the B5106 at Tal Y Bont turn immediately at 'Y Bedol' public house, up the hill signposted Llanbedr Y Cennin and follow the road for approximately half a mile to the The Bull public house and T junction. Proceed left up the hill and Pen Y Graig is the property situated on the crossroads. just above the road on the left hand T Junction.

#### 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.



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>		48
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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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