



Ffriddoedd Gleision Nebo
Nr Llanrwst LL26 0TF



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£550,000

A beautifully presented traditional former farmhouse full of charm and character. The property enjoys a peaceful position surrounded by open countryside and glorious mountain views.

Tenure: Freehold. EPC -TBC. Council Tax Band - E

This attractive home showcases a wealth of original features throughout, including exposed stonework, impressive timber beams, deep-set windows and feature fireplaces, all of which combine to create a warm and inviting atmosphere.

The heart of the home is a welcoming country kitchen, fitted with bespoke wooden cabinetry and centred around a classic red 'ESSE' range cooker, creating a perfect space for both everyday living and entertaining. The room comfortably accommodates a dining table and enjoys direct access to the outside.

The sitting room provides a wonderful place to relax, featuring exposed beams, traditional stone walls and a charming inglenook fireplace with wood-burning stove. The accommodation continues with well-proportioned bedrooms that retain the property's traditional character, one with en-suite and walk in wardrobe. Family bathroom and Utility/cloakroom . All rooms enjoy attractive rural outlooks across the surrounding fields.

Ffriddoedd Gleision represents a rare opportunity to acquire a characterful country home combining traditional features, practical living space and a truly scenic rural setting.



Location

Occupying a delightful rural setting with far-reaching countryside views, situated within 4 miles of Llanrwst. The property is located on the edge of the village and within 6 miles of the inland tourist resort of Betws y Coed and access to Snowdonia.

VIEWING HIGHLY RECOMMENDED

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

Oak front door leading to Reception Hall with balustrade staircase leading off to first floor, double panel radiator, cloak hooks, vaulted ceiling with skylight window, understairs storage cupboards.

Utility / Cloak Cupboard

Quarry tiled floor, double glazed window overlooking front, bespoke oak cupboards with recess and plumbing for automatic washing machine and space above for dryer. Boot and cloak storage area.

Downstairs Bathroom 7'11" x 5'6" (2.43m x 1.68m)

Timber panelled bath with shower above, shower screen, pedestal wash handbasin, low level w.c. radiator, tiled splashback, high level double glazed window, extractor fan.

Lounge 21'9" x 13'11" maximum (6.65m x 4.26m maximum)

Large feature inglenook fireplace with substantial timber lintel housing cast iron stove on a slate hearth, quarry tiled floor, two double panel radiators, double glazed windows to front and rear elevation, door leading to rear of property, windows enjoying views to countryside, oak beams, recess shelving. Doorway with oak steps leading up to farmhouse style Dining Kitchen.



Dining Kitchen 15'1" x 13'10" (4.61m x 4.24m)

Bespoke range of oak base and wall units with granite worktops, feature 'Esse' range cooker with ceramic induction hob in recessed former fireplace surround, inset lighting. Bespoke oak tall cupboards housing 'Worcester Bosch' central heating boiler and space for fridge/freezer, two double panel radiators, quarry tiled floor, double glazed French doors to both front and rear elevations and windows enjoying views. Steps leading up to Bedroom 1.

Bedroom 1 13'1" x 9'7" (4.0m x 2.93m)

Double glazed window overlooking front and rear elevation enjoying views, slate window sills, double panel radiator, walk-in wardrobe with a range of shelving and hanging space.

En-suite Shower Room 8'2" x 6'3" maximum (2.51m x 1.91m maximum)

Corner shower enclosure, pedestal wash handbasin, low level w.c. built-in storage and shelving, wall lights, extractor fan, floor tiling.

Bedroom 2 14'2" x 8'10" (4.33m x 2.71m)

Feature fireplace with cast iron inset, double glazed window overlooking rear enjoying views, built-in eaves storage cupboards, double panel radiator.

Bedroom 3 14'6" x 7'6" (4.42m x 2.3m)

Double glazed window overlooking rear enjoying extensive views, radiator.

Outside

The property benefits from generous grounds with lawned garden areas and extensive views across the surrounding countryside. A large gravelled driveway provides ample off-road parking for several vehicles, while a range of outbuildings offers excellent storage and potential for a variety of uses, subject to the necessary consents.

Services

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



Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

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

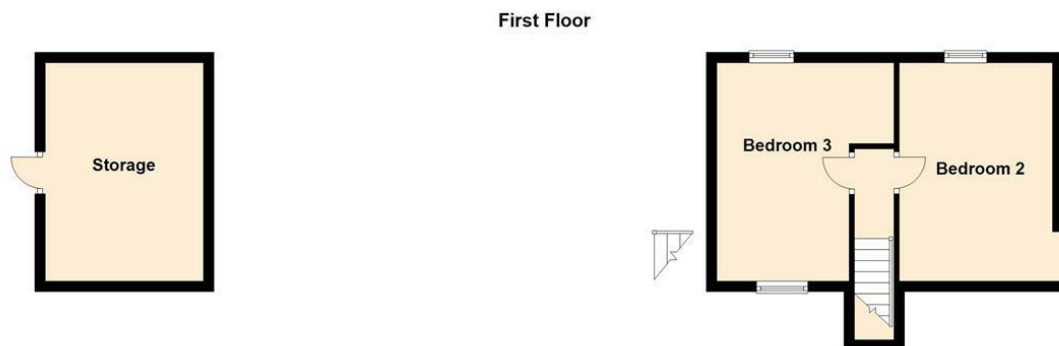
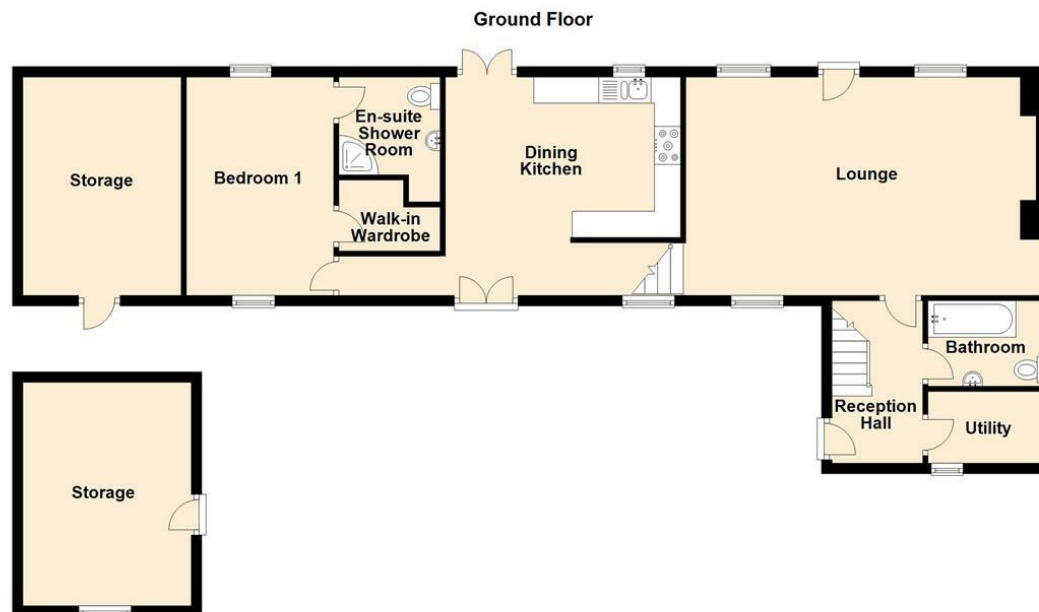
Conwy County Borough Council tax band - E

Directions

From the Agent's office, continue South to the Village of Nebo (approx 3 miles). Continue through the village and on leaving towards Pentrefoelas look out for right junction signposted Capel Garmon - continue straight past the junction but take next track forking down to right and follow to end where Ffriddoedd Gleision will be found on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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