



Tal Goed

Llanbedr y Cennin LL32 8YZ



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£475,000

Tal Goed is a beautifully presented detached bungalow, occupying a generous level plot within the peaceful hamlet of Llanbedr y Cennin in the heart of the Conwy Valley. Surrounded by established landscaped gardens, enjoying delightful views to both the front and rear,

Tenure: Freehold -EPC E - Council Tax: E

This attractive home offers a wonderful blend of countryside tranquillity and modern comfort, whilst remaining conveniently located for access to local amenities and the historic walled town of Conwy, approximately seven miles away.

The property has been extensively upgraded and refurbished by the present owners to provide light, tasteful and well-appointed accommodation throughout. A welcoming entrance hall leads through to a spacious lounge featuring a fireplace and opening directly into a superb conservatory, perfectly positioned to overlook the gardens and create an ideal space for relaxing or entertaining.

The recently fitted kitchen/dining room has been finished to a high standard with an attractive range of contemporary units, quality worktops and integrated appliances, creating a stylish yet practical heart of the home.

There are two comfortable double bedrooms together with a smaller third room currently utilised as a study, ideal for home working or occasional guest accommodation. A luxurious modern shower room has been fitted with quality contemporary fixtures and finishes.

A superb opportunity to acquire an immaculately presented bungalow in a sought-after rural setting within the scenic Conwy Valley.



Location

Accommodation Affords:

(Approximate measurements only)

Front Entrance Porch 7'3" x 5'3" (2.21 x 1.61)

UPVC front door and windows; tiled floor; twin oak and glazed doors leading to:

Reception Hall

Two double panelled radiators; coved ceiling; built in cupboard; access to roof space with drop-down ladder, boarded and light connected.

Study/Bed 3: 6'5" x 4'11" (1.98 x 1.5)

uPVC double glazed window overlooking front of property.

Living Room: 15'9" x 13'9" (4.81 x 4.2)

Recessed fireplace housing multi-fuel stove on raised slate hearth. UPVC double glazed window overlooking side elevation; TV point; double panelled radiator; twin doors leading to conservatory.

Conservatory: 13'1" x 8'11" (4 x 2.73)

Overlooking front garden enjoying views to countryside; uPVC double glazed French windows onto side garden and patio.

Kitchen/Diner: 21'1" x 9'10" (6.43 x 3)

Newly fitted range of base and wall units with quartz worktops and a range of integrated appliances, inset porcelain sink and peninsular base units subdividing from Dining area; Breakfast Bar. Composite double glazed rear door.

Dining area with uPVC window overlooking side elevation; radiator.

Bedroom 2: 9'10" x 9'10" (3 x 3)

UPVC double glazed window overlooking side elevation; radiator.



Shower Room:

Three piece contemporary new suite comprising shower with glazed screen; vanity wash basin with lighted mirror above, low level W.C. ; radiator; wall and floor tiling; uPVC double glazed windows to rear elevation.

Separate W.C.

concealed cistern W.C. ; hand wash basin with tiled splashback;

Bedroom 1: 13'10" x 9'10" (4.24 x 3)

Radiator; uPVC double glazed window overlooking front with views to surrounding countryside.

Covered Rear Entrance

Access leading to utility room.

Utility Room: 9'1" x 5'10" (2.79 x 1.78)

Plumbing for automatic washing machine and space for dryer above; base unit with inset single drainer sink; space for fridge-freezer; wall mounted central heating boiler; low level WC.

Outside

The property stands within beautifully maintained gardens with lawned areas, mature shrubs, colourful flower borders and a variety of seating areas designed to make the most of the peaceful surroundings and attractive outlook. A driveway provides ample off-road parking and leads to a detached garage. In addition, there is a useful outside utility area and covered entrance

Council Tax Band:

Conwy County Borough Council tax band E

Services:

Mains water, electricity, and drainage connected, LPG gas.



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.

Directions:

Enter Tal y Bont along the B5106 from direction of Conwy. Turn right just before the Bedol Inn towards Llanbedr Y Cennin. Continue towards the village and Tal Goed will be viewed on the right hand side (Second property on right).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Ground Floor
Approx. 104.3 sq. metres (1122.9 sq. feet)



Total area: approx. 104.3 sq. metres (1122.9 sq. feet)

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