



Trem Y Garn

Pentrefoelas LL24 0LE



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Pentrefoelas LL24 0LE

£400,000

Beautifully presented detached three bedroom bungalow occupying a generous plot backing directly onto open countryside, with far-reaching rural views.

VIEWING HIGHLY RECOMMENDED

The property has been thoughtfully modernised and immaculately maintained, offering bright, well-proportioned accommodation ideally suited to those seeking comfortable single-storey living in a peaceful yet convenient location. The bungalow benefits from uPVC double glazing, oil-fired central heating, attached garage and ample off-road parking.

The accommodation is entered via a welcoming reception hall, giving access to all principal rooms. A spacious and inviting lounge enjoys a pleasant outlook with direct access onto the rear garden, large dining kitchen, fitted with a comprehensive range of modern units and ample space for family dining, utility room, offering additional storage and practicality, sun lounge, which enjoys delightful views across the rear garden and doors opening onto a raised decked seating area. Three generous double bedrooms, all well presented and a modern shower room, complemented by a separate WC.



Location

Enjoying a superb edge of village setting. Pentrefoelas is a popular village, enjoying a semi-rural location, whilst remaining highly convenient for the A5, providing excellent access towards Betws-y-Coed, Corwen, Llangollen, and surrounding North Wales towns and countryside. The area is renowned for its scenic beauty, outdoor pursuits, and strong sense of community.

Front Entrance

Covered front entrance with inset lighting, composite double glazed front door leading to spacious reception hall with timber effect flooring, radiator, access to roof space, coved ceiling.

Hallway

Built-in cloak cupboard, hanging and storage space, built-in linen cupboard.

Cloak Room

Low level w.c. vanity washbasin, fully tiled walls and floor, wall mounted mirror, ladder style heated towel rail.

Lounge 19'6" x 10'6" (5.96m x 3.21m)

Feature recess fireplace with granite heart and multi fuel cast iron stove, coved ceiling, uPVC double glazed French doors with floor to ceiling window to either side overlooking rear garden with extensive countryside views, two double panel radiators, TV point, laminated timber effect flooring. Timber and glazed door leading through to Dining Kitchen.

Dining Kitchen 19'7" x 10'10" (5.99m x 3.31m)

Fitted range of modern base and wall units with complimentary worktops, 1.5 bowl porcelain sink with mixer tap, tall cupboard, integrated dishwasher, fridge/freezer, stainless steel oven, four ring gas hob, canopy and stainless steel extractor above, double panel radiator, coved ceiling, uPVC double glazed window to front elevation.

Utility Room 5'10" x 10'10" (1.78m x 3.32m)

Fitted base and wall cupboards with complimentary worktops, plumbing for automatic washing machine and space for dryer, single drainer sink with mixer tap, uPVC double glazed window overlooking side elevation enjoying views, cloak hooks, radiator below, built-in surround with shelving above, access to roof space. Timber and glazed door leading through to rear Sun Lounge.



Rear Sun Lounge 11'1" x 5'2" (3.4m x 1.6m)

Dual aspect enjoying extensive countryside views, French doors leading onto side decking and patio garden area, wall lights, tiled floor.

Bedroom 1 13'8" x 10'7" (4.19m x 3.23m)

uPVC double glazed window overlooking rear enjoying extensive panoramic views, coved ceiling, built-in wardrobe with sliding mirror doors and also additional recess wardrobes.

Bedroom 2 10'6" x 9'10" (3.22m x 3.0m)

(extending to 3.62m into recess)

uPVC double glazed window overlooking rear enjoying views, coved ceiling, radiator.

Bedroom 3 9'10" x 8'6" (3.0m x 2.6m)

(extending to 3.73m into wardrobe recess)

Radiator, uPVC double glazed window overlooking front, coved ceiling.

Bathroom 8'7" x 5'8" (2.63m x 1.73m)

Modern suite comprising: large shower enclosure with sliding glazed screen, vanity washbasin and storage cupboard, low level w.c. fully tiled walls, ladder style heated towel rail, uPVC double glazed window overlooking rear.

Outside

The property stands in substantial gardens arranged over two levels, thoughtfully landscaped and designed to make the most of the open aspect. The gardens incorporate lawns, seating areas, a garden pond, and a charming summer house, for both relaxation and entertaining.

To the front is a gravelled driveway providing off-road parking, leading to the attached garage, while the rear gardens back directly onto open fields, offering a sense of space and tranquillity.



Summer House and Garden Store 19'5" x 9'4" (5.93 x 2.87)

Situated within the rear garden and enjoying views across the landscaped grounds, pond and barbecue area, a substantial timber-built summer house with adjoining garden store, offering versatile ancillary accommodation.

The summer house measures approximately 3.58m x 2.87m well suited for leisure use, hobbies, home working or occasional entertaining.

Adjoining is a useful garden store measuring approximately 2.87m x 2.35m, providing excellent storage for garden equipment, furniture and tools.

The building is attractively positioned within the garden, a short distance from the main house, and enjoys a pleasant outlook over the pond and barbecue area.

Services

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

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

E

Directions

Proceed along the A5 from Betws y Coed for approximately 7 miles into the village of Pentrefoelas, turn right in the village centre, over the bridge and continue past the school on the right hand side and the property will be viewed a short distance on the right hand side, being the last one before leaving the village.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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