

Golygfa Mynachdy

Trefriw LL27 0JS

£395,000

A traditional double-fronted detached residence, set in a semi rural position on the outskirts of Trefriw and Dolgarrog villages, enjoying delightful views and extensive gardens with outbuildings.

Tenure - Freehold. EPC rating- F. Council Tax Band - E





This attractive 4-bedroom country property offers a wonderful opportunity to acquire a spacious and characterful home set in a semi-rural location, surrounded by natural beauty and with convenient access to the Conwy Valley.

The property has been extended to one side, now providing flexible family accommodation with a layout comprising: entrance hallway, large lounge with fireplace, beautifully appointed kitchen/diner with feature fireplace, light-filled conservatory overlooking the garden, ground floor bedroom with en-suite shower room.Upstairs, are three further bedrooms and family bathroom

Externally, the property sits within generous level gardens, including a well-maintained lawned area and wildlife garden. A range of block-built outbuildings used as home offices, workshop and stores.

This is an ideal home for those seeking a lifestyle change.

Viewing Recommended

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
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Location

Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is approx 2 miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south. The coastal towns of Llandudno and Colwyn Bay lie approx 14 miles north.



The Accommodation Affords

(Approximate measurements only):

Rear Entrance Porch:

UPVC double glazed door; wash basin; tiled floor.

Lounge:

14'5" x 16'11" (4.4 x 5.16)

Feature 'Adam' style fireplace surround; cast iron inset with open fireplace and granite hearth; telephone point; two radiators; TV point; corner recess shelving and coving. UPVC double glazed window to front elevation.



Dining Kitchen:
16'8" x 11'5" (5.1 x 3.5)
Fitted range of base and wall units with complementary worktop; single drainer sink with mixer tap; range master cooking range and canopy extractor above; cast iron fireplace surround; radiator; integrated dishwasher, washing machine and fridge and freezer.



Conservatory:
11'9" x 10'2" (3.6 x 3.12)
UPVC double glazed windows and french doors leading onto front of the property. Tiled floor.

Ground Floor Master Bedroom:
13'0" x 15'2" (3.98 x 4.64)
Range of built-in bedroom units comprising wardrobes with overhead storage and shelving; built-in dressing table; sliding uPVC double glazed doors leading onto front of the property; double panelled radiator.



En-suite Shower Room:
11'1" x 6'1" (3.4 x 1.87)
Tiled floor; concealed cistern WC and vanity wash basin; large shower enclosure with electric shower; uPVC double glazed window to rear; built-in cupboards housing 'Glow Worm' central heating boiler and shelving; linen cupboard.

FIRST FLOOR

Spacious Landing:
UPVC double glazed window; radiator; access to roof space.

Bedroom No 1:
8'9" x 9'7" (2.69 x 2.94)
UPVC double glazed window overlooking front enjoying extensive views; radiator.

Bedroom No 2:
10'10" x 7'8" (3.31 x 2.35)
Overlooking rear of the property; radiator.



Bedroom No 3:
16'10" x 10'9" (5.14 x 3.29)
(Currently used as study) UPVC double glazed window overlooking front of the property; two radiators recessed shelving into alcoves.

Bathroom:
Three piece suite comprising panelled bath with electric shower above; low level W.C; pedestal wash hand basin; radiator; wall tiling; folding shower screen.

Outside:

The property stands in large grounds with private driveway leading to hardstanding for parking for several vehicles; flagged seating area; boarders with shrubs and plants, large former stable block currently sub divided into 4 units comprising workshops, store, studio and gym with power and light connected, uPVC double glazed stable doors. Wild garden area.

Services:

Mains water and electricity are provided. Private drainage. LPG gas central heating.

Council Tax Band:

Conwy County Borough Council tax band 'E'.

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.












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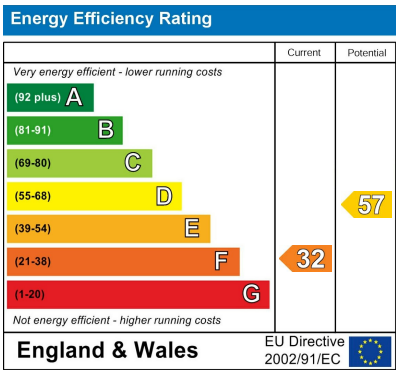

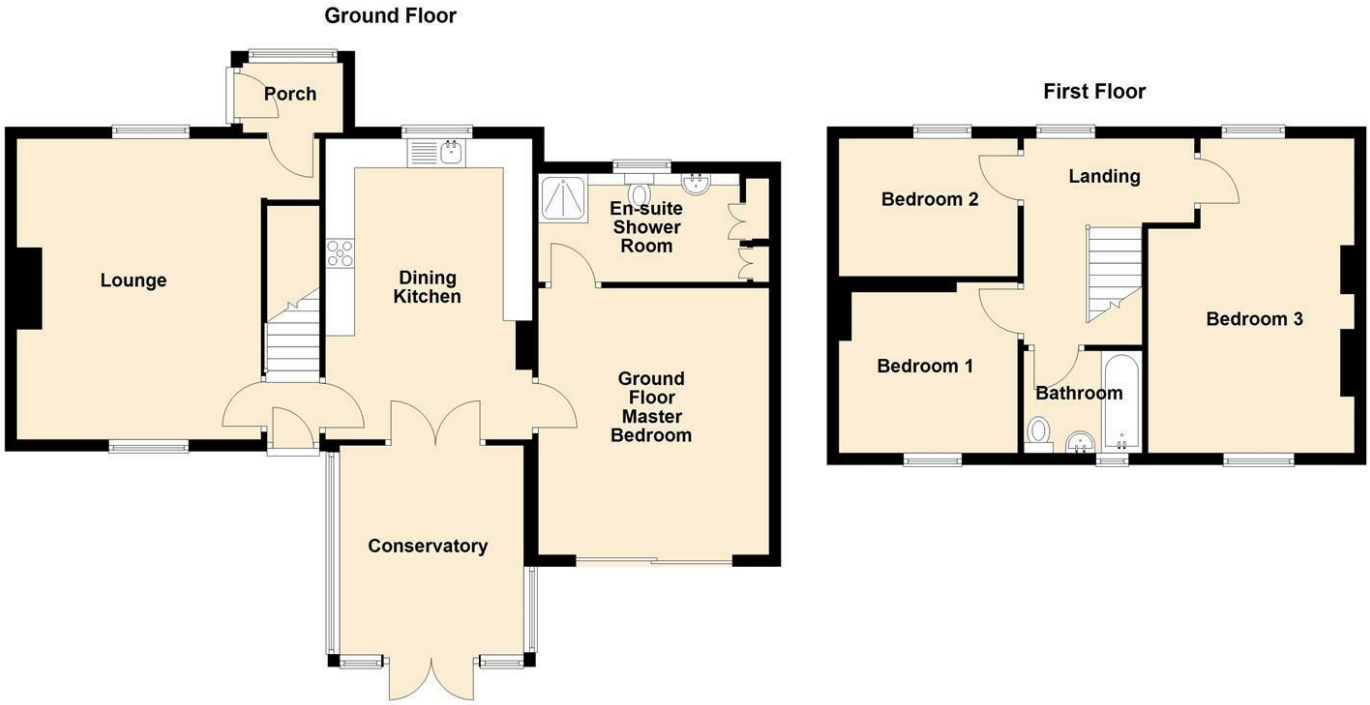

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