



1 Tai Isaf
Llanrhychwyn LL27 0YJ

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£450,000

A beautifully presented detached double fronted character home, sympathetically extended to the side and rear to create a spacious family home, combining traditional charm with practical modern living.

Tenure- Freehold Council Tax- E EPC- C

Occupying a delightful semi-rural position within the small hamlet of Llanrhychwyn, high above the Conwy Valley, the property enjoys an attractive setting surrounded by woodland and open countryside, with a wealth of scenic walks from the doorstep whilst remaining within easy reach of Llanryst and Trefriw.

The accommodation retains an abundance of original character, including exposed stonework, beamed ceilings, and an impressive inglenook fireplace with wood burning stove, complemented by quality contemporary additions. The spacious accommodation briefly comprises an impressive open plan living and dining room with feature inglenook fireplace, rear dining and utility area, vaulted breakfast kitchen, ground floor shower room, two first floor bedrooms including a principal bedroom with en suite shower room, together with a generous landing currently utilised as a study area but was formerly a third bedroom and could easily be reinstated by the erection of a partition wall if additional bedroom accommodation is required.

Additional parcel of land situated across the adjoining lane. This area includes a substantial detached block built garage/workshop with an integral studio or sound insulated hobby room, offering excellent potential for those working from home.



Location

Llanrychwyn is a small rural hamlet enjoying an elevated position above the Conwy Valley, surrounded by beautiful woodland and open countryside. The area is renowned for its peaceful environment, excellent walking and cycling routes, whilst the nearby market town of Llanrwst and the picturesque village of Trefriw provide a good range of everyday amenities, cafés, schools and local services. The A470 offers convenient access to Betws-y-Coed, Conwy, the North Wales coast and the wider road network

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Covered front entrance, timber and glazed door leading to open plan Lounge and Dining Room.

Lounge / Dining Room 21'3" x 12'8" (6.5m x 3.88m)

Living area with substantial exposed inglenook fireplace, housing multi-fuel stove, beamed ceiling, exposed stone wall to one side, uPVC double glazed window overlooking front and rear elevation, TV point, inset lighting. Dining area with uPVC double glazed window overlooking front, twin timber doors leading onto rear sitting / breakfast room.

Inner Hallway 8'7" x 7'4" (2.63m x 2.26m)

Tiled floor, turned balustrade staircase leading off to first floor level, uPVC double glazed window overlooking front.

Shower Room 7'6" x 6'1" (2.29m x 1.86m)

Understairs storage cupboard, shower enclosure, concealed cistern w.c. inset wash basin, uPVC double glazed window overlooking rear, exposed timbers.

Breakfast Kitchen 11'8" x 12'1" (3.56m x 3.7m)

Base units with slate worktops, tiled floor, uPVC double glazed window overlooking rear, inset Belfast sink with mixer tap, vaulted ceiling with Velux windows, integrated oven with hob, uPVC double glazed French doors leading onto front of property enjoying views, pull-out vegetable basket shelving.



Rear Sitting / Breakfast Room

Tiled floor, part vaulted ceiling, Velux windows, uPVC double glazed door and window to rear elevation, plumbing for washing machine and cloaks storage area.

First Floor

Landing

Study 15'3" x 7'4" (4.65m x 2.25m)

Formerly Bedroom 3 (which can easily be re-instated), uPVC double glazed window overlooking front, access to roof space, column radiator, built-in shelving.

Bedroom 1 10'9" x 7'0" (3.29m x 2.15m)

uPVC double glazed window overlooking front enjoying views, column radiator.

Bedroom 2 (main bedroom) 10'5" x 12'6" (3.2m x 3.82m)

(Extending to 5.6m by doorway)

Overhead crog loft providing additional storage area with Velux windows, uPVC double glazed window overlooking front, built-in wardrobes with sliding doors, column radiator.

En-Suite Shower Room 4'0" x 6'6" (1.24m x 2.0m)

Shower enclosure, concealed cistern w.c. sink with slate surface and porcelain bowl, uPVC double glazed window overlooking front, tiled floor.

Outside

The property has a small garden area to rear of property, rear parking area for 1 vehicle, front patio area with decorative slate seating areas and access leading to an additional parcel of land across the lane, which also houses a detached car garage / workshop (5.96m x 5.72m) currently used as a workshop and music room with sound insulation that could easily be re-instated into a garage or used for an office or gym purposes. Power and light connected. Attractive grassed garden and summer house with a variety of established shrubs and plants, hardstanding providing ample parking for several vehicles.



Services

Mains electricity, private water supply from a well with UV filtration system, septic tank drainage. Underfloor heating throughout ground floor, supplied by energy efficient low running cost air source heat pump, that also supplies heat to first floor radiators and domestic hot water.

Viewing Llanrwst

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

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

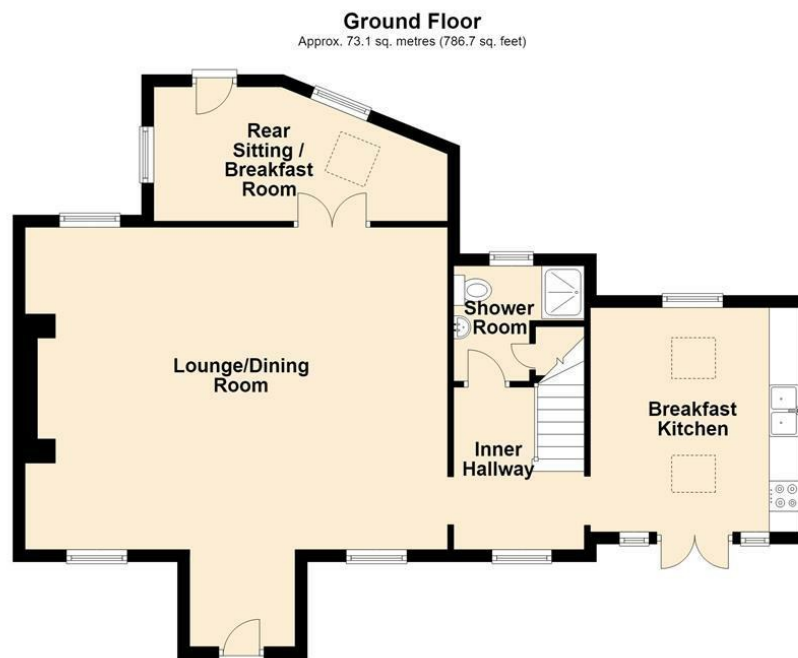
Band E.

Directions

Proceed from Llanrwst square towards the bridge. Go over the bridge towards Trefriw, turn left towards Gwydir Castle and immediately right and continue up the hill, turn first right towards Llanrhychwyn over the narrow bridge and continue for approximately 1 mile to the hamlet of Llanrhychwyn and the property will be viewed on the right hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 113.7 sq. metres (1223.4 sq. feet)

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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