

Garthmyn Ganol

Maenan LL26 0UL

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£550,000

An outstanding detached character former farmhouse, extended, renovated and re-modelled in recent years.

Superb countryside setting with extensive South Westerly views towards the Snowdonia Mountain Range.

Tenure: Freehold. EPC Rating - B. Council Tax Band - G.

Garthmyn Ganol was professionally renovated and sympathetically extended approx 16 years ago. Set within its own grounds with attractive gardens; driveway with twin garages; Kitchen garden and also additional stone built former barn and stable. Feature inglenook fireplace with multi fuel stove; beam ceilings; sun lounge opens onto large decking enjoying extensive views; Affording Entrance Porch; Large Living Room; study; snug; Spacious breakfast / kitchen; downstairs Shower Room; Utility Room; Sun Lounge; 4 Bedrooms & 4 piece Bathroom; Large Double Garage; and workshop area; separate stove built former barn and stable with potential for conversion - subject to consent.

Viewing Highly Recommended







Location

Garthmyn Ganol is located within the parish of Maenan- a countryside area located within 2 miles of the traditional market town of Llanrwst in the beautiful Conwy Valley. Garthmyn Ganol is situated approx 1.25 miles from the A470 main road.

Front Entrance Porch

With inset lighting; electric meter cupboard; tiled floor; radiator;

Lounge "L" Shaped 26'6" x 13'10" (8.1m x 4.23m)

Feature beam ceilings; large inglenook recess fireplace with substantial oak lintel over; slate hearth; multi fuel log burning stove. Partly exposed stone walling; double pannelled radiator; staircase leading off to First Floor Level; uPVC double glazed window s overlooking front and rear; wall light point; Tv & telephone point;

Snug / Study 10'7" x 11'5" (3.25m x 3.5m)

Feature recess fireplace with timber lintel over ; slate hearth;PVC double glazed window overlooking front of property; telephone point.

Large Dining/ Kitchen 23'8" x 13'11" (including shower room and utility (7.22m x 4.26 (including shower room and utility ro)

Vaulted ceiling with skylight widows; tilled floor; external rear door; shower room with three piece suite comprising corner shower enclosure; electric shower; low level W.C; pedestal wash hand basin ; radiator; wall tilling; uPVC double glazed window to rear; skylight window.

Utility Room

Fitted base and wall cupboards with complementary worktops; single drainer sink with mixer taps; mosaic wall tilling; pluming for automatic washing machine and space for dryer; uPVC double glazed rear door leading to rear garden; wall mounted central heating boiler;

Kitchen

Fitted range of base and wall units with complementary worktops; range cooker with canopy and extractor hood above; wall tilling; single drainer sink; pluming for automatic washing machine; tilled floor; radiator; vaulted ceiling; balustrade and steps leading down to double garage; space for fridge freezer.; twin timber and glazed doors leading through to rear Sun lounge.







Rear Sun Lounge 13'10" x 8'9" (4.22m x 2.68m)
Three full height french doors leading onto rear decking and garden; tiled floor; vaulted ceiling; radiator;

First Floor
Landing with radiator; wall light. velux window.

Bedroom 1 14'4" x 14'2" (4.37m x 4.32m)
Double panelled radiator; sealed unit double glazed windows overlooking side and front elevation enjoying extensive views; partly vaulted ceiling;

Bathroom 9'10" x 8'6" (3.m x 2.6m)
Four piece suite comprising shower enclosure with glazed door; corner bath; pedestal wash hand basin; low level W.C ; fully tilled walls and floor; inset spot lighting; built in linen cupboard; contemporary radiator and heated towel rail.

Bedroom 2 13'6" m x 13'11" (4.14 m x 4.26m)
Vaulted ceiling and attractive "A" frame roof timbers; timber flooring; 3 velux style double glazed roof windows and sealed unit double glazed window to side elevation enjoying views; range of built in wardrobes along one wall with ample storage and hanging space. Exposed roof timbers.

Bedroom 3 10'8" x 8'9" (3.26m x 2.69m)
Cast iron fireplace; radiator; sealed unit double glazed window overlooking front enjoying views;

Bedroom 4 9'10" x 7'11" (3m x 2.43m)
Double panelled radiator; built in wardrobe; sealed unit double glazed window overlooking front of property.

Outside
Garthmyn Ganol occupies a rural setting in the Conwy Valley in an elevated position enjoying views over farmland to surrounding countryside. Tarmacadam driveway providing ample off road parking; large double garage with workshop; twin timber garage doors; range of fitted base units with complementary worktops and double glazed windows overlooking side . Inset spotlighting; power and light connected; Doorway allowing access to the main house.

Large grassed garden; timber decking with glazed screens enjoying views across the Conwy Valley; a variety of established shrubs and plants; Outside lighting and water tap; Greenhouse; LPG gas tank; raised beds.







Stone outbuildings comprising former barn and shippon. These building are currently used for storage but have potential for conversion into self contained holiday lets subject to any consent required.
Hardstanding for parking outside. In addition to the main garden there is also a vegetable plot / kitchen garden with raised beds and a variety of fruit trees.

Services

Mains water, electricity are connected to the property; septic tank drainage; Air source heating. (installed January 2025). Solar panels installed December 2024.

Directions

From Llanrwst follow the Llanddoged road continue straight ahead through Groesffordd for approximately 2 miles turn left by road junction leading down to two farms, proceed past the farm on your Right Hand side follow the road around to the Left and the property will be viewed on the Right Hand Side

Viewing Llanrwst

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

Council Tax

Conwy County Borough Council - Band G

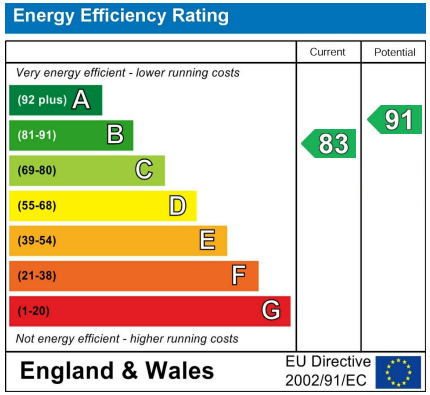
Proof Of Funds

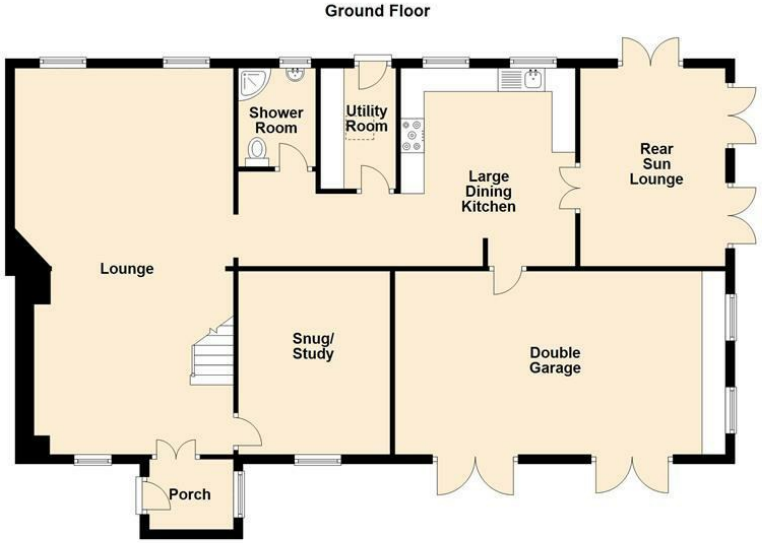
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