



Hafod Hir

Eglwysbach LL28 5TS



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Hafod Hir

Eglwysbach LL28 5TS

£425,000

Improved and upgraded detached country residence enjoying delightful open views across the surrounding countryside. Set within pleasant gardens and benefitting from a peaceful rural outlook.

VIEWING HIGHLY RECOMMENDED

Hafod Hir offers spacious and flexible accommodation arranged over two floors and briefly comprises a welcoming entrance hallway providing access to the principal ground floor rooms. The kitchen area features modern units and worktops and opens through to a bright conservatory-style space overlooking the garden, offering excellent potential to complete as a superb kitchen or dining area enjoying views across the surrounding countryside.

The property provides generous living space and benefits from four bedrooms in total with attractive outlooks across the fields. In addition, there are three bathroom facilities, offering practicality for family living or visiting guests.

Externally, the property is set within lawned gardens with patio areas, ideal for enjoying the countryside setting and outdoor entertaining. There is also a garage and ample parking area, together with useful outside space.

Further benefits include uPVC double glazing and solar panels and air source heating, contributing towards improved energy efficiency.

This appealing country home offers an excellent opportunity for purchasers seeking a spacious rural property with views, gardens and further potential.



## Location

Situated on the outskirts of Eglwysbach, the property enjoys a semi-rural setting while remaining conveniently located for the amenities of nearby villages and the wider Conwy Valley.

Eglwysbach is a popular rural village located in the Conwy Valley renowned for its close proximity to Bodnant Gardens and the Welsh Food Centre. The village lies south of the North Wales coastal towns of Llandudno and Colwyn Bay, approximately 6 miles inland.

The Accommodation Affords:  
( Approximate measurements only)

Double glazed front door and side panelling leading to:

Reception Hall:

Turn staircase leading off to first floor level, radiator.

Living Room: 25'10" x 12'5" (7.88 x 3.8)

Feature fireplace surround, two uPVC double glazed picture windows overlooking front of property enjoying views over the valley towards the mountains, feature recessed fireplace with log burning stove and radiators, beamed ceiling. Steps leading up to:

Small Inner Hall:

Second staircase leading up to first floor level.

Kitchen and Utility Area: 12'5" x 8'2" (3.8 x 2.5)

Kitchen:

Fitted base and wall units with granite worktops, sink with mixer tap, plumbing for automatic washing machine, electric cooker, ceramic hob, side sun room, uPVC double glazed window overlooking front.

Small Utility:

space for freezer.

Ground Floor Bedroom 1: 12'2" x 9'2" (3.72 x 2.81)

Built in recessed wardrobe, beamed ceilings, uPVC double glazed window overlooking front, radiator.



#### Shower Room:

Low level WC, pedestal wash hand basin, walk in shower with glazed screen, double glazed window to front and side elevation. Built in linen cupboard with high pressure water cylinder. Solar panel and air source heating system is located here.

#### First Floor:

##### Landing:

Double glazed window overlooking rear farmland, radiator.

Bathroom: 9'1" x 6'11" (2.78 x 2.13)

Three piece suite comprising P shaped bath with shower screen and shower above, wash basin, Low level WC, uPVC double glazed window to front.

Bedroom 2: 7'4" x 12'7" (2.24 x 3.85)

Double glazed windows overlooking side and front, radiator, access to roof space.

Bedroom 3: 12'6" x 12'9" (3.83 x 3.9)

Double glazed window overlooking front and rear, radiator, built in wardrobes, vaulted ceiling. Door way leading to:

Bedroom 4: 12'11" x 13'1" (3.95 x 4)

Double glazed window overlooking front and rear with panoramic views, built in wardrobe, vaulted ceiling, radiator.

#### Second Landing:

##### Shower Room:

Large shower enclosure, electric shower, low level WC, pedestal wash hand basin, double glazed window overlooking side of property.

##### Services:

The property has a long driveway leading up to hardstanding for parking and turning area, detached car garage, attractive level gardens overlooking front with established shrubs, lawned garden and patio area

##### Outside:

The property has mains electricity, water and drainage. solar panels and air source heating system installed.



## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy, 01492 55 55 00.

## 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:

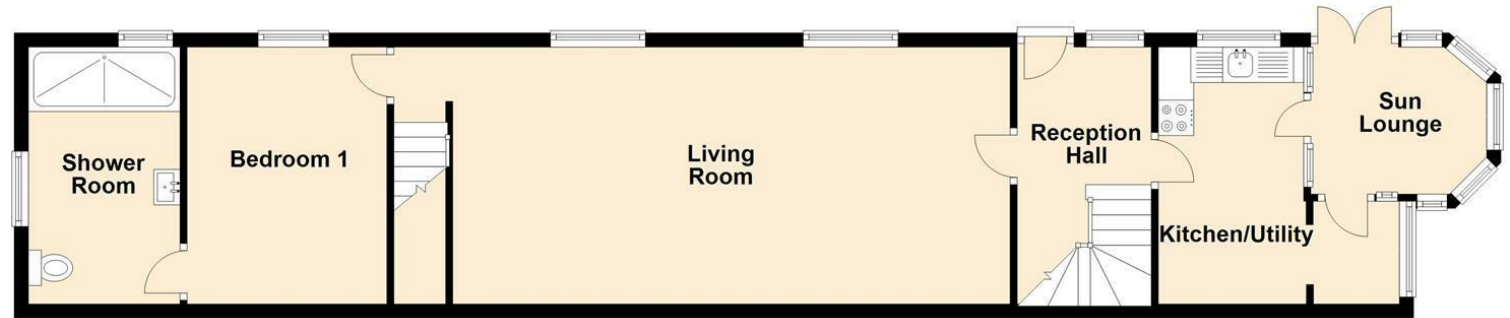
Conwy County Borough Council tax band F



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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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Plan produced using PlanUp.

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