Haulfryn Llanddoged Road

Llanrwst LL26 0YU

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Haulfryn Llanddoged Road

Llanrwst LL26 0YU

£365,000

A beautifully presented, substantially extended semi-detached house, occupying an elevated position on the outskirts of the town and enjoying far-reaching views across the Conwy Valley

VIEWING HIGHLY RECOMMENDED

Tenure-Freehold EPC-C-Council Tax-D

The property has been sympathetically refurbished and renovated by the present owners, successfully blending traditional character and original features with stylish contemporary finishes. The spacious and versatile accommodation includes an impressive fitted kitchen, three bedrooms, two with en-suite facilities, a family bathroom and a converted attic room providing a potential fourth bedroom, study or hobby room.

Outside, there is an attractive, well-established front garden together with beautifully landscaped terraced gardens, thoughtfully designed to provide a variety of alfresco dining, seating and entertaining areas.

The detached garage has also been converted to create highly versatile ancillary accommodation, currently arranged as an occasional bedroom with an en-suite shower room and gym. This space would be equally suitable as a home office, studio or recreational room, while retaining the potential to be reinstated as a garage if required.

Location

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

The Accommodation Affords:

(Approximate measurements only)

Front Entrance

Enclosed entrance vestibule with uPVC double glazed window, timber and glazed door and window leading through to Reception Hall.

Reception Hall

Original herringbone parquet flooring, balustrade staircase leading off to first floor level, telephone point, coved ceiling, column radiator. From Hallway into inner hall with built-in floor to ceiling sliding doors, herringbone timber flooring.

Lounge 14'5" x 11'10" (4.41m x 3.62m)

uPVC double glazed bay window overlooking front with open aspect and views, feature fireplace with multi-fuel cast iron stove on slate hearth, built-in shelving to recessed alcove, picture rail, TV point, coved ceiling, two column radiators.

Rear Dining Room 14'5".m x 11'9" (4.4.m x 3.6m)

Feature inglenook style fireplace with rustic brick inset and tiled hearth, attractive stained timber flooring, picture rail, coving, built-in cupboard to alcove recess, upright radiator.

Breakfast Kitchen 11'10" x 12'4" (3.61m x 3.78m)

Superb modern fitted handle-less units to either side with central island, granite worktops, inset tiling, five ring gas hob with concealed extractor, integrated dishwasher, 1.5 bowl sink with moulded drainer, double glazed skylight window, breakfast bar, inset wine cooler, recess and plumbing for American style fridge, pull out tall larder unit. uPVC double glazed French doors leading onto rear garden and patio area.

Utility Room 9'2" x 5'10" (2.8m x 1.79m)

(extending to 2.38m)

Fitted tall units, wall cupboards, fitted oak worktops, space and plumbing for automatic washing machine and dryer, uPVC double glazed window, inset twin porcelain sink with mixer tap, wall tiling, cloak hanging hooks, column radiator.

Cloak Room
Low level w.c. original tiling, shelving, small double glazed window to side elevation.

Downstairs En-suite Bedroom 11'10" x 11'9" (3.62m x 3.6m)
Skylight glazed roof light window with integrated blinds, double glazed window overlooking rear, recessed shelving, store cupboard.

En-Suite Shower Room
Corner shower, vanity washbasin, low level. w.c. wall tiling, inset spotlighting, skylight glazed roof light, chrome ladder style heated towel rail.

First Floor
Spacious landing, uPVC double glazed window overlooking side, further door and enclosed staircase leading off to attic converted room.

Bedroom 1 12'9" x 12'0" (3.89m x 3.66m)
Built-in wardrobes to alcove recess, coved ceiling, uPVC double glazed bay window overlooking front enjoying extensive views towards the Gwydir Forest, Crafnant and Trefriw Valley, double panel radiator, TV point.

En-Suite Shower Room
Large walk-in shower enclosure with glazed doors, vanity washbasin, concealed cistern w.c. radiator, uPVC double glazed window to front.

Bedroom 2 11'10" x 11'11" (3.62m x 3.65m)
uPVC double glazed window overlooking rear, radiator, built-in cupboards and shelving to alcove recess.

Bathroom 8'2" x 6'5" (2.5m x 1.96m)
'L' shaped bath with shower above, rainfall shower head, glazed shower screen, vanity washbasin, low level w.c. chrome ladder towel rail, attractive wall tiling, uPVC double glazed window, built-in cupboard, shaver point.

Attic Room 11'8" x 13'10" (3.58m x 4.22m)
(Some limited headroom to the sides)
Two double panel radiators, large Velux double glazed windows overlooking front and rear enjoying good daylight, feature rustic brick chimney breasting along one wall, built-in eaves storage cupboard.

Outside
The property commands a slightly elevated position, has an attractive established garden to front, large private patio area with a variety of established shrubs and plants, central path. To the rear there is an enclosed lower level seating area with steel staircase leading up to upper level patio and BBQ area. Detached modern Garage with automatic roller shutter door, which is currently utilised as a gym and en-suite occasional Bedroom or could be a home office or recreational room with en-suite shower room.

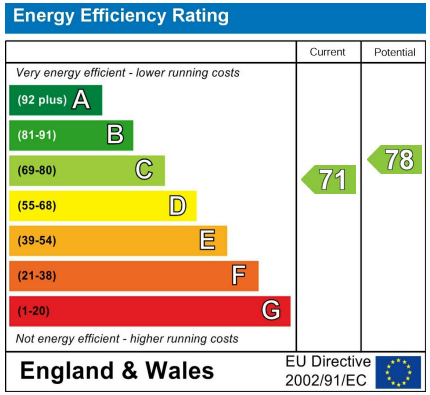
Services
Mains gas, electric, water and drainage are connected to the property.

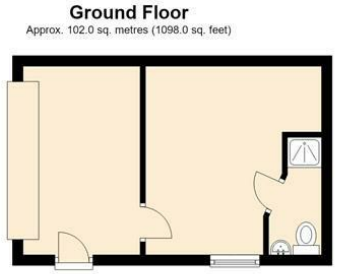
Viewing
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

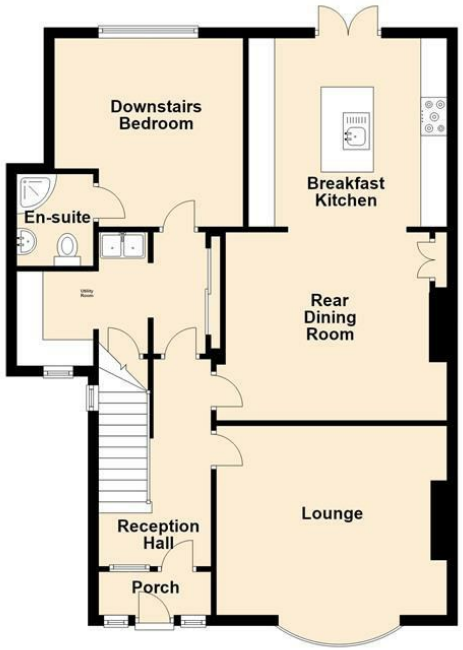
Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such 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.

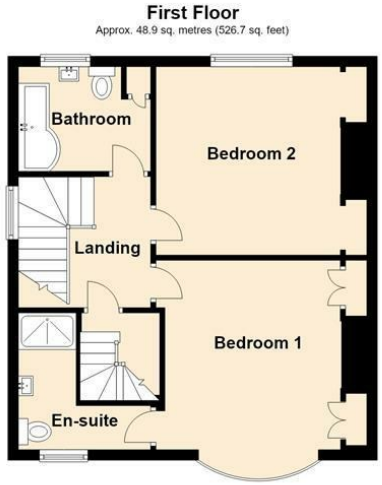
Council Tax
Band-D

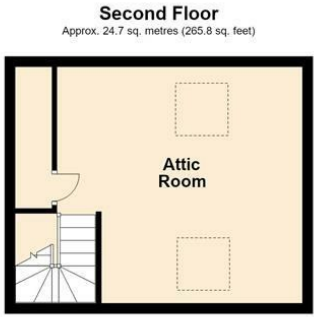
Direcions
From Agents office continue up Denbigh Street to the crossroads, turn left and follow the road past the cattle market on left hand side towards Llanddoged. The property will be viewed on the right hand side.











Total area: approx. 175.6 sq. metres (1890.5 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.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI