



Cartrefle

Eglwysbach Conwy LL28 5TY



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£575,000

A beautifully refurbished, character detached home situated on the edge of this popular village, enjoying open countryside views and stylish, spacious interiors.

INSPECTION HIGHLY RECOMMENDED

Council Tax Band F - Tenure Freehold - EPC TBA

This impressive double-fronted property has been thoughtfully renovated throughout, combining original character features with high-quality contemporary finishes. Set within attractive gardens and enjoying a private outlook to both front and rear, the home offers four-bedroom accommodation, ideal for modern family living.

The welcoming reception hall with its elegant staircase and timber flooring sets the tone for the rest of the property. The ground floor features two versatile reception rooms with period detailing, one with a wood-burning stove creating a cosy focal point. The standout open-plan kitchen and dining space is both sociable and beautifully designed featuring a stylish fitted kitchen with quality appliances, walk in pantry, central island, and feature lighting. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

Upstairs, there are four generously proportioned bedrooms, each individually styled, and a luxurious family bathroom complete with roll-top bath, walk-in shower, and heritage tiling.

The property stands within mature and well-maintained gardens, including a private rear garden with lawn, planted borders, and a paved seating area beneath a timber pergola, ideal for outdoor entertaining and taking in the surrounding views. Central Heating and Double glazing.



Location

Situated on the outskirts of the sought-after village of Eglwysbach, within close proximity of village amenities including, public house, and local walks, the property is ideally placed for access to nearby Llanrwst and the historic town of Conwy, as well as the A55 Expressway, approximately 10 minutes drive away.

Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance:
Tiled floor; oak contemporary style double glazed front door leading into:

Reception Hall:
Engineered oak flooring; pine balustrade and spindle staircase leading off to first floor level; understairs storage cupboard; coved ceiling; panel effect walling; double panel radiator.

Lounge: 12'0" x 11'10" (3.66m x 3.62)
Walk in bay window overlooking front enjoying extensive views; new England style window shutters; double panel radiators; feature recessed fireplace surround with tiled inset and hearth housing log burning stove; t.v point and plinth to recessed alcove; picture rail and coving; exposed timber flooring.

Sitting Room/Snug 11'0" x 11'11" (3.36m x 3.64m)
Original timber and tiled fireplace surround and hearth; picture rail; UPVC double glazed window overlooking side elevation; radiator.



Open Plan Kitchen/Dining Room: 23'3" x 12'10"
(7.11m x 3.93m)

Dining: area overlooking front with UPVC double glazed walk in bay window enjoying views; three double panel radiators; coved ceiling; tiled feature recessed fireplace with tiled inset and hearth; log burning stove; column upright radiator.

Kitchen: fitted range of base units with Quartz worktops; tall cupboard with integrated fridge; 1 1/2 bowl sink; ceramic induction hob; split level double oven and grill; combination microwave; integrated dishwasher; pull out recycling unit; central breakfast bar; integrated coffee machine; brick effect tiling; double glazed French doors leading onto rear garden.

Walk in Pantry: 6'6" x 4'10" (2m x 1.48m)

With a range of shelving; base units with solid oak worktops; plumbing for automatic washing machine; wall mounted central heating boiler.

Spacious Landing:

UPVC double glazed window overlooking front; double panel radiator.

Bedroom 1: 12'11" x 12'11" (3.95m x 3.95m)

UPVC double glazed window overlooking front enjoying extensive countryside views; double panel radiator; cast iron fireplace surround and built in wardrobe to recessed alcove.

Bedroom2: 12'1" x 12'0" (3.7m x 3.66m)

Overlooking front of property enjoying extensive views; cast iron fireplace surround; built in wardrobe to recessed alcove; radiator.

Bedroom 3: 11'0" x 11'11" (3.36m x 3.64m)

Cast Iron fireplace surround; radiator; UPVC double glazed window overlooking side elevation enjoying view.

Bedroom 4: 9'4" x 6'6" (2.85m x 2m)

Double panel radiator; UPVC double glazed window overlooking rear enjoying views over open fields.



Bathroom: 9'10" x 6'5" (3m x 1.96m)

Stylish four piece suite comprising roll top freestanding bath with mixer tap; vanity wash basin; low level w.c; shower with tiled surround and glazed screen. Ladder style chrome heated towel rail UPVC double glazed window overlooking rear wall and floor tiling; extractor fan and inset spot lighting; underfloor heating.

Separate W.C

Low level w.c; vanity wash basin and UPVC double glazed window.

Outside:

Property stands within its own grounds and has driveway providing ample off road parking, low level walling with wrought iron fencing above, lawn front and rear garden with established shrubs and plants, fruit trees, greenhouse, outside begonia with attractive seating area for alfresco dining and entertaining, outside water tap.

Range of outside store sheds, former w.c.

Services:

Mains water; electricity; are connected to the property; septic tank drainage; calor gas for central heating.

Council Tax Band:

Conwy County Borough Council tax band F


Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof of Identity:

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.



Floorplan To Follow

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