

Hafod y Rhiw, Cwm Eigiau,

Tal Y Bont LL32 8SH

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Tal Y Bont LL32 8SH

£180,000

Occupying one of the most spectacular and secluded locations within the Snowdonia National Park, this detached two-bedroom country cottage enjoys an unrivalled setting high above the Conwy Valley, surrounded by dramatic mountain scenery overlooking Llyn Eigiau

Council Tax: A - EPC TBA : Tenure: Freehold.

INFORMAL TENDER SALE - Closing date - Wednesday 12th August 2026 12 Noon



Hidden away from the outside world, the property offers complete peace, privacy and tranquillity, making it a truly exceptional countryside retreat.
Whether you are seeking a peaceful retreat, an off-grid lifestyle or a unique renovation project in one of North Wales' most beautiful locations, this remarkable property offers an opportunity that is unlikely to be repeated.
The cottage has been occupied by the same owner for over 35 years and retains enormous charm and character. Whilst requiring comprehensive upgrading, modernisation and renovation throughout, it provides an exciting opportunity to restore and create a truly magical mountain home. The accommodation currently comprises Entrance porch, 2 reception rooms, kitchen, bathroom and two bedrooms together with outside store, workshop and former garage.
Completely off-grid, the property is ideal for those wishing to embrace a more self-sufficient lifestyle whilst remaining immersed in the beauty of the surrounding landscape.

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Location

Situated high above the village of Tal-y-Bont in the heart of the Conwy Valley, the property occupies an outstanding and secluded position within the Snowdonia (Eryri) National Park overlooking the magnificent Llyn Eigiau reservoir. Surrounded by rugged mountains, open moorland and spectacular scenery, the location offers immediate access to some of North Wales' finest walking, hiking and cycling routes. Despite its wonderfully remote setting, the property remains accessible from the Conwy Valley, with the nearest main road approximately 30 minutes away, allowing the perfect balance between total seclusion and practical accessibility.

The scenery is simply breathtaking, with panoramic mountain views in every direction, abundant wildlife and countless walking and hiking routes accessible directly from the doorstep.
This is not a property for the faint-hearted, but for those with imagination and a love of the outdoors it represents a once-in-a-lifetime opportunity to own a hidden sanctuary in one of the most unspoilt parts of the Snowdonia National Park. A place to leave behind the pressures of everyday life and enjoy the timeless beauty, solitude and serenity that only such an extraordinary setting can provide.

Accommodation Affords

(approximate measurements only)

Front Entrance Porch:

With timber outer door, cloak hooks and doorway leading to:

Breakfast/Dining Room: 13'10" x 11'10" (4.22m x 3.61m)

Feature recessed inglenook fireplace with cast iron range; window overlooking front of property; solid fuel Rayburn.

Lounge: 16'0" x 15'3" (4.89m x 4.65m)

Window overlooking rear of property enjoying extensive views towards the lake and surrounding mountainside.
Cast Iron fireplace with tiled surround and log burning stove.

Kitchen: 6'1" x 7'10" (1.86m x 2.41m)

Single drainer sink; calor gas for cooking; window overlooking rear enjoying extensive views over the lake and surrounding mountains.

Rear Entrance Porch Leading To:







Bathroom:
Three piece suite comprising panel bath; pedestal wash hand basin; low level w.c..

Bedroom 1: 10'9" x 11'9" (3.3m x 3.6m)
Overlooking front elevation; cast iron fireplace surround; timber ceiling.

Bedroom 2: 11'9" x 11'5" (3.6m x 3.5m)
Overlooking front of property.

Former Garage: 28'9" x 9'1" (8.78m x 2.77m)

Workshop & Store: 10'9" x 10'3" (3.3m x 3.13m)
With overhead loft area for storage.

Store & Generator Room: 12'1" x 9'2" (3.69m x 2.81m)
Housing diesel generator and batteries for solar power system.

Outside:
Small garden area mainly to front and side of the property. Hard standing for parking.

Services:
The property is totally off grid and there are no services, however there is a septic tank located close to the house. The current water supply is from a stream with collection tank at a higher level with pipe down to the house. The current owner has a solar and wind power system but this is antiquated and a new buyer would look to provide a more efficient system.

Method of Sale
Hafod y Rhiw is offered for sale by Informal Tender. Tender forms should be received by the agents, Iwan M Williams , before 12 noon Wednesday 12th August 2026 . The tender form is provided with these sale particulars. Tenders must be submitted to us by 12 noon in a sealed envelope marked 'Hafod y Rhiw tender'.

Tenders must be made by way of a set price and not by reference to the amount of any other tender. The vendor is not bound to accept the highest or any tender. Upon the owner accepting a successful tender contracts must be exchanged within 28 days and a mutually agreeable completion date within 2 months thereafter.

Council Tax Band:
Conwy County Borough Council tax band A







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

Access strictly by appointment only with the agents. The viewings will be scheduled at pre-determined dates and times - please contact the agent to book. Only persons in position to proceed with cash will be offered time slots for viewings. This property is not suitable for mainstream lending and specialist mortgages may be needed. Please make enquiries beforehand and provide proof of funding prior to submitting offer.

Directions:

The property is located overlooking Llyn Eigiau - please do not approach house, appointments via the agents only.

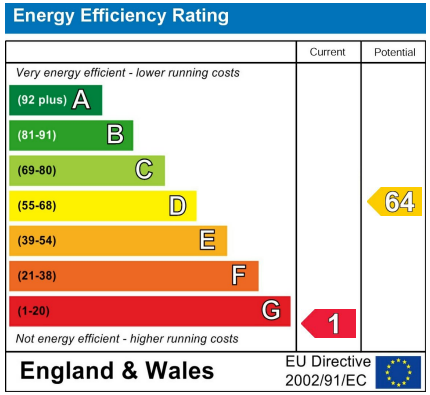
Proof of Identity:

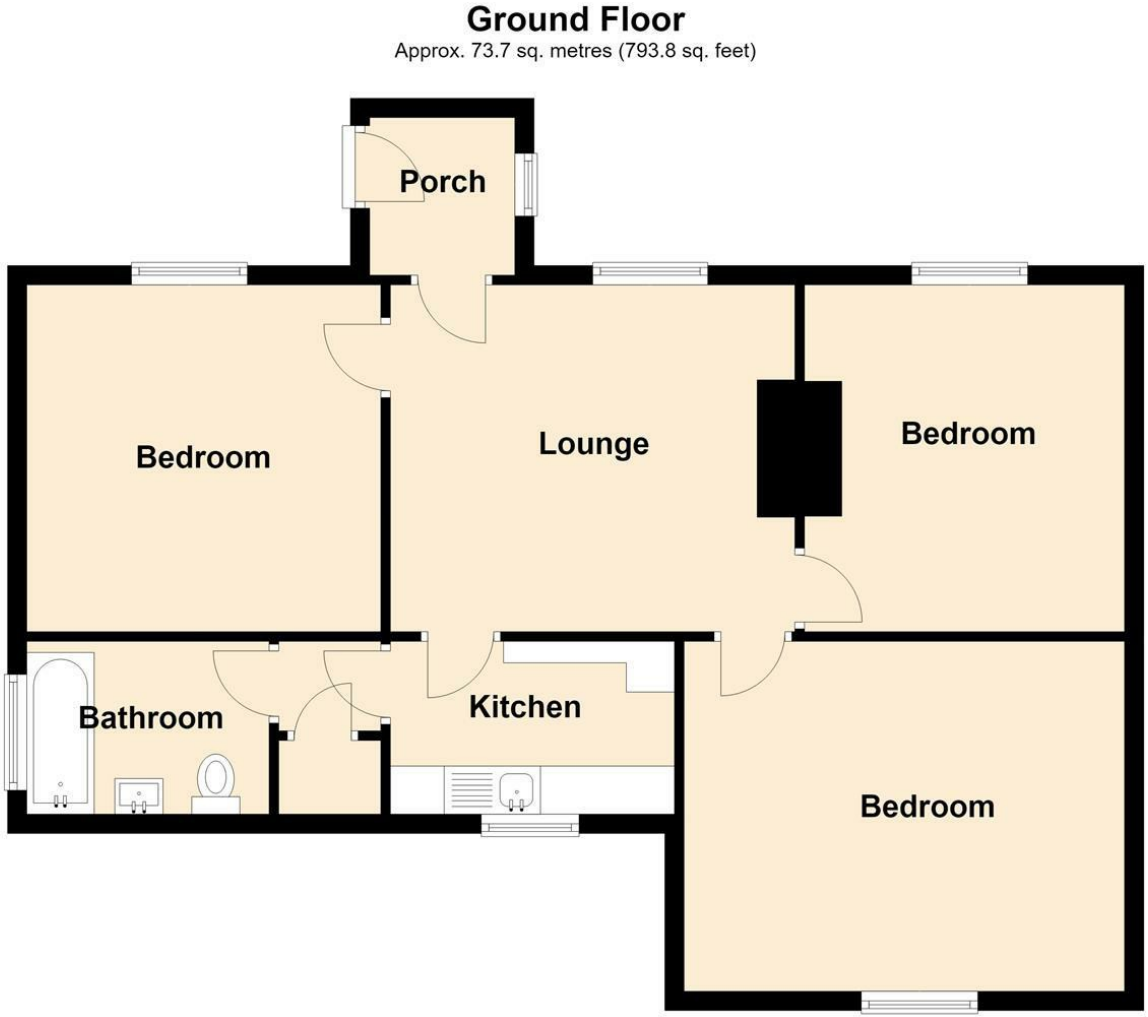
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport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











Total area: approx. 73.7 sq. metres (793.8 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

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