



## Tyn Lon

Rowen Conwy LL32 8YT

£425,000

A beautifully presented double fronted character cottage located in a convenient setting within the picturesque village of Rowen in the Conwy Valley.

VIEWING HIGHLY RECOMMENDED.

A traditional stone built Welsh cottage, extended to rear, enjoying extensive views over farmland to surrounding hillsides. Driveway parking and detached car garage, a beautifully maintained enclosed large cottage style garden with patio areas, summer house / studio and views. The property retains character features throughout, to include recess inglenook style fireplace with coal effect 'Efel' cast iron stove and beamed ceilings. Affording open plan Lounge and Dining area, Dining Kitchen, Bedroom 1 with en-suite Shower Room, Bedroom 2, Bedroom 3/study, Bathroom. Gas fired central heating.



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## Location

### Location

Situated in a central setting within the Village, close to all local amenities, including bus stop, a popular village inn, community hall etc. Rowen is a picturesque village located approximately 3.5 miles from Conwy, within the Snowdonia National Park.

The Accommodation Affords:  
(Approximate measurements only)

Enclosed Entrance Porch  
Leading to open plan living and dining room.





## Living & Dining Room

21'2" x 18'2" (6.47m x 5.54m)

Timber and glazed outer door, living area with inglenook style recess stone fireplace, timber lintel, slightly raised hearth housing gas operated coal effect 'Efel' cast iron stove. Wall lights, arched display recess, exposed roof timber, double glazed windows overlooking front, radiators, TV and telephone point, built in storage cupboards, balustrade and spindle turned staircase leading off to first floor level, understairs storage cupboard. Timber and glazed pine door leads to rear Dining and Breakfast Room.

Dining area (3.0m x 2.85m) double panel radiator, built in recess cupboard, TV point, double glazed window overlooking rear garden.



## Kitchen

12'2" x 8'3" (3.72m x 2.52m)

Fitted range of modern base and wall units with solid timber worktops, inset sink, stainless steel split level double oven and grill, porcelain inset sink, beamed ceiling, integrated dishwasher, concealed lighting, attractive tiled splashback. uPVC double glazed window overlooking rear.

## First Floor Level

Small landing with reading area, incorporating book shelving, skylight window.

Main landing with radiator, wall light point.

## Bedroom 1

14'0" x 11'1" (4.27m x 3.4m)

Double glazed window overlooking front, built in wardrobes along one wall, exposed roof timbers, doorway leading through to en-suite Shower Room. Enclosed shower cubicle with inset tiling, mains shower, vanity wash basin with built in dressing table, low level w.c., bidet, double panel radiator, two wall light points, double glazed window overlooking front.



## Bedroom 2

11'5" x 9'7" (3.5m x 2.94m)

Double panel radiator, double glazed window overlooking rear enjoying extensive views, wall light point, TV point.

## Bedroom 3 / Study

9'8" x 9'7" (2.95m x 2.93m)

Built in recess wardrobes. This room is currently used as an office / study. Range of fitted study units, including book shelving and corner work station with cupboards and shelving, double panel radiator, double glazed window overlooking rear enjoying extensive views, telephone point.





## Bathroom

Modern suite comprising timber panelled bath with attractive tiled surround, low level w.c. pedestal wash handbasin, ladder style heated towel rail, recessed book shelving, inset spotlighting.

## Outside

The property occupies a Village centre setting and is within easy access of all amenities. The driveway leads to a parking area and detached car garage (5.7m x 3.61m), block built with slate roof, remote controlled automatic roller shutter door, light and power connected, door leading to rear garden. Lean-to store / glazed workshop area (2.9m x 2.1m). Attractive beautifully landscaped cottage style garden with a range of shrubs and plants, outside sun terraces to enjoy extensive views overlooking open field and to surrounding countryside. Outside w.c. and utility with plumbing for automatic washing machine. Low level suite and washbasin, wall mounted 'Worcester' central heating boiler.

## Services

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

## Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

## 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 'D'

## Directions


The property is located within the Village on the right hand side a short distance up from The Ty Gwyn Inn.







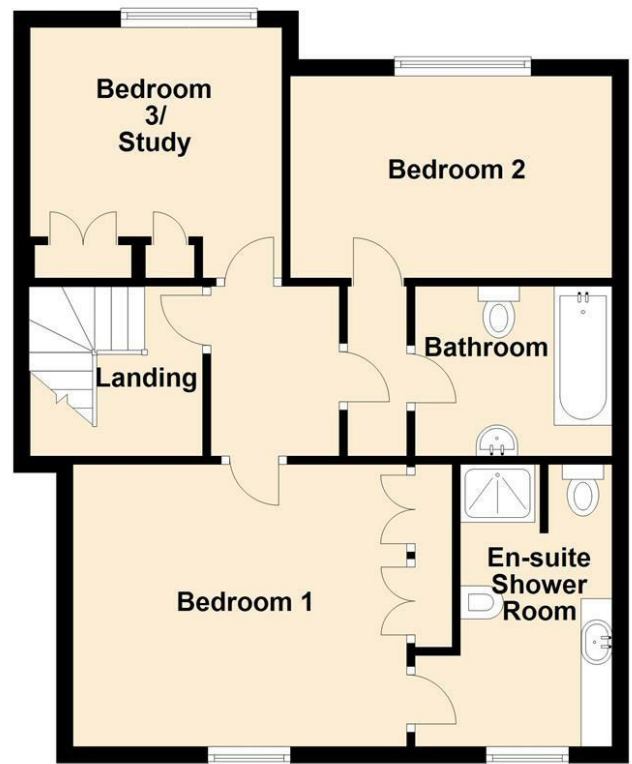


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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 opinion must be treated as given on the same basis as these particulars.

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