



## 2 Penrhyd Cottages

Tal-Y-Cafn LL28 5RW

£235,000

A well-presented inner terrace cottage forming part of the attractive row of Penrhyd Cottages, situated in the hamlet of Tal y Cafn within the beautiful Conwy Valley.

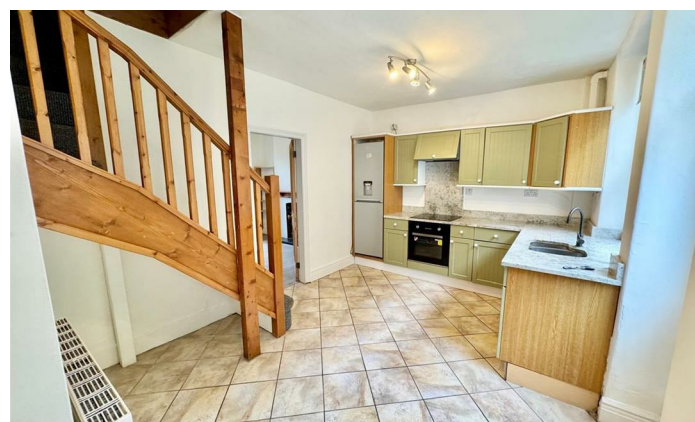
**VIEWING RECOMMENDED**

The property occupies a slightly elevated position, set back from the quiet country lane, and offers comfortable three-bedroom accommodation with benefit of uPVC double glazing, central heating, rear courtyard, garden, and parking.

Tastefully updated whilst retaining charm and character comprising: Spacious living room with feature fireplace and stove, Dining kitchen with a range of fitted units, integrated oven and hob, granite worktops, and ample space for dining table; rear door to garden, Three bedrooms and Bathroom to the first floor, all enjoying pleasant outlooks

To the rear is an enclosed paved courtyard with mature shrubs, brick built outbuilding, and access to garden and private parking area.

This is an excellent opportunity to purchase a character cottage in a sought-after rural location, ideal as a main residence or investment opportunity.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

The property is located in a peaceful rural setting yet enjoys excellent road links, being convenient for the A470 and providing easy access into Conwy, Colwyn Bay, and the A55 Expressway.

The Accommodation Affords:  
(Approximate measurements only)

### Communal Front Entrance

Private inner lobby with cloak hooks and door leading to Lounge.

### Lounge

13'9" x 10'8" (4.2m x 3.27m)

Feature recess fireplace with slate hearth, cast iron multi fuel stove, book shelving to recessed alcove, TV point, radiator, two uPVC double glazed windows overlooking front of property, coved ceiling.

### Breakfast Kitchen

17'11" x 10'2" (5.48m x 3.1m)

Fitted range of base and wall units with granite worktops, integrated oven, four plate ceramic hob and filter extractor above, space for fridge/freezer, inset 1.5 bowl sink with moulded drainer, radiator. Granite worktop with space below for washing machine and dryer, uPVC double glazed door and windows to rear elevation. Turned staircase leads up to first floor.

### Landing



### Bedroom 1

10'8" x 8'7" (3.26m x 2.62m)

Cast iron fireplace surround, uPVC double glazed window overlooking front of property.

### Bedroom 2

9'0" x 7'1" (2.75m x 2.16m)

uPVC double glazed window overlooking rear, radiator.

### Bedroom 3

11'1" x 7'1" (3.39m x 2.18m)

Radiator, uPVC double glazed window overlooking front enjoying views.

### Bathroom

Three piece suite comprising; panelled bath with shower above, curved shower screen, concealed cistern w.c., vanity unit with granite worktop, radiator, uPVC double glazed window overlooking rear, built in cupboard housing Baxi central heating boiler, linen cupboard.

### Outside

The property occupies an elevated position from the road, where there is communal parking at the front. There is also vehicular access leading to rear private parking space, grassed garden, steps leading down to enclosed brick paved courtyard, providing private outside seating area, ideal for al-fresco dining or entertaining. Brick built useful outdoor shed.

### Services

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

### Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

### 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.

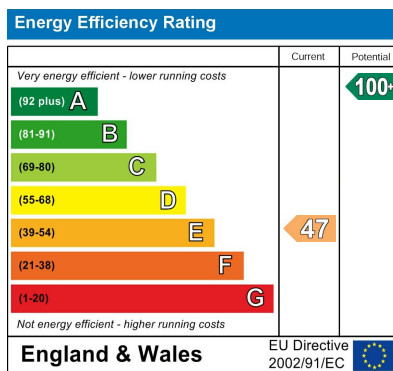
### Council Tax

Band D.

### Directions

Proceed from Glan Conwy along the A470 signposted Llanrwst, continue for approximately 3.5 miles to Talycnafn, opposite the Talycnafn Inn, turn left towards Eglwysbach and follow the road round to the right and sharply to the left and Penrhyd Cottages will be viewed in an elevated position just above the road.





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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