5 Tan Yr Ywen

Llanbedr Y Cennin LL32 8UN

£215,000

A beautifully presented character end terrace stone cottage which has been largely extended providing spacious accommodation over 2 floors.

Tenure: Freehold - EPC: E - Council Tax: C

Occupying a highly popular rural village setting in the Conwy Valley within the Snowdonia National Park. Feature inglenook fireplace with multi-fuel stove, beamed ceilings, uPVC double glazed windows, new electric heating throughout, attractive gardens and views. The property has been modernised but still retains many original features; idyllic walks accessible close by with Ye Old Bull Inn Public House and St. Peter's Church a short walk away.

Viewing highly recommended.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Llanbedr y Cennin is a small popular village situated within the Conwy Valley approximately equal distance from the medieval castle town of Conwy and the traditional market town of Llanrwst. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

The Accommodation Affords:

(Approximate measurements only)

Front Entrance:

New (2021) Timber-style glazed stable front door leading to:

Open Plan Living Room and Breakfast Kitchen:

17'0" x 13'1" (5.19m x 4m)

Feature inglenook stone fireplace housing Clearview multi-fuel stove (new 2021), built in traditional slate hearth; built in pine and glazed recessed alcove cupboard; sash uPVC double glazed window to front; TV and telephone point; quarry tiled floor; timber balustrade staircase leading off to first floor level; beamed ceiling; uPVC double glazed window to side elevation.

Breakfast Kitchen:

Bespoke solid oak kitchen units with worktops over; new fan oven and new four plate ceramic hob; cstainless steel sink with mixer tap; space for fridge; shelving; timber panel tongue and groove feature wall; recessed understairs pantry and storage area with shelving and lights connected.

First Floor - Spacious Landing with Study:
14'1" x 6'10" (4.3m x 2.1m)
Sash double glazed window overlooking side with views; telephone point; wall mounted electric convector heater; skylight window; wall lights.

Bedroom 1:
14'8" x 9'10" (4.48m x 3m)
Sash double glazed window overlooking front with views; telephone point; access to roof space; wall mounted electric convector heater; large custom built-in pine wardrobe.

Bedroom 2:
12'6" x 8'2" (3.82m x 2.51m)
Wall mounted electric convector heater; uPVC double glazed window overlooking patio area and garden; doorway leading through to:

Rear Entrance and Utility Area:
Plumbing for automatic washing machine; space for dryer or freezer; uPVC double glazed rear door leads onto rear garden.

Bathroom:
White three piece suite comprising tongue and groove timber panel bath with electric shower and shower screen; pedestal wash hand basin; low level WC; uPVC double glazed window to side elevation with views across open fields; extractor fan; recessed lighting built in linen and airing cupboard.

Outside:
Small gravelled forecourt garden with steel gate leading to side steps with new (2021) hand railings and good sized rear garden with paved patio area; lawned garden and shrub borders including spectacular flowering Camellia; timber and stone built sheds with log store; outside water tap.

Services:
Mains water, electricity and drainage are connected to the property. New non vented HWS system.

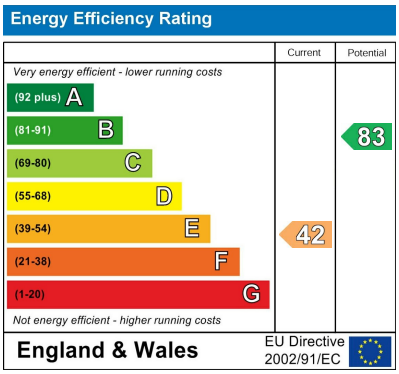
Viewing:
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy, tel 01492 555500, email conwy@iwanmwilliams.co.uk

Directions:
Proceed along the B5116 into Tal Y Bont, turn left into Llanbedr Y Cennin, continue up to Ye Old Bull Inn, turn right towards the church, past the church and Tan yr Ywen is the terraced properties on the left hand side and No 5 is on the far end.

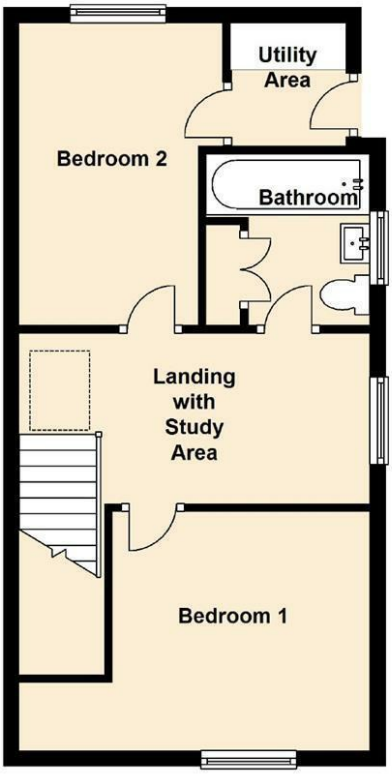
Council Tax Band:
Conwy County Borough Council tax band C

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.

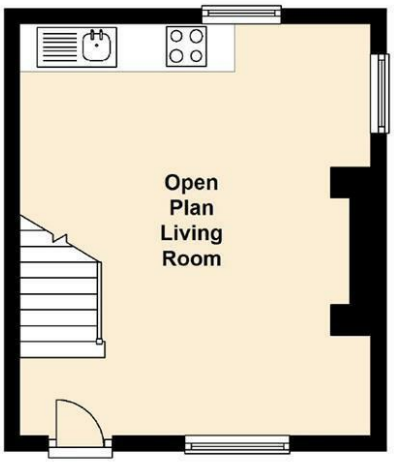
Agents Notes:
The property is a permanent dwelling falling within Class C3 of the Use Classes Order. Any change of use to a second home or holiday let (C5/C6) will require planning consent.



First Floor



Ground Floor



Floor plans are for identification purposes only and not to scale.Where measurements are shown, these are approximate and should not be relied on.Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style.No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments.All rights reserved.
Plan produced using PlanUp.

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 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI