



Cerrig Y Dinas  
Conwy LL32 8BX



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Cerrig Y Dinas

Conwy LL32 8BX

£595,000

A substantial 4 bedroom country residence in idyllic quiet rural setting commanding extensive views across the valley.

Cerrig Y Dinas is a beautifully presented, remodelled, extended and upgraded former character farmhouse in a superb rural setting.

Tenure: Freehold - EPC F - Council Tax: I

Set within its own landscaped grounds with driveway parking, large garage, grassed gardens, established shrubs and trees.

All principle rooms enjoy oak double glazed full height windows and doors to take advantage of the superb rural views. Character accommodation throughout, central heating, oak timberwork, Aga, feature inglenook style fireplaces.

Viewing highly recommended.



## Location

Located in a rural elevated setting within 2.5 miles of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords:  
(approximate measurements only)

Oak and Glazed Front Door:  
Leading to:

Reception Lobby & Study Area: 18'11" x 5'10" max (5.77 x 1.77 max)

Sealed unit double glazed sash windows overlooking front and side; night storage heaters. Archway to study area; tiled floor; range of shelving; bespoke desk and storage cupboards; sealed unit double glazed oak sash window to front; double panelled radiator.

Oak and glazed door leading to:

Living Room: 23'0" x 18'7" max (7 x 5.66 max)

Range of bespoke oak book shelving along one wall together with built-in cupboards to recess alcoves; feature central stone inglenook style fireplace with substantial oak lintel over, raised slate hearth and log effect cast iron stove. Oak flooring; floor to ceiling oak glazed and double glazed windows and doors overlooking side enjoying extensive views; two double panelled radiators; TV point.

Dining Room: 18'5" x 14'6" (5.62 x 4.43)

Attractive vaulted roof line with timber cladding; two sliding double glazed oak doors leading onto side enjoying extensive views; exposed stone wall to one side; double panelled radiator. Doorway leading to rear utility and garage area.

Doorway leading to:

Farmhouse style Dining Kitchen: 17'0" x 14'6" (5.19 x 4.42)

Fitted range of base and wall units with tiled worktops; single drainer sink; integrated fridge freezer; attractive oak beams and exposed rafters; feature deep recessed inglenook fireplace housing Aga with side electric oven. Built-in store cupboard to side of inglenook, concealed lighting; turn staircase leading off to upper levels. uPVC double glazed window to front. Door leading through to:



Large side wrap around Sun Lounge: 11'0" x 8'1" & 21'9" x 13'1" (3.35 x 2.47 & 6.62 x 4)

Vaulted timber clad ceiling; corner double glazed windows to both sides enjoying extensive views; timber and glazed outer reception door; 3 double glazed velux windows; wall heaters; sliding double glazed oak door and window at corner leading ont garden with steps leading down.

Inner Hallway:

Bathroom:

Comprising corner shower cubicle, panelled bath, concealed cistern WC and pedestal wash basin; wall and floor tiling; velux double glazed window.

Bedroom No 1: 22'10" x 11'5" (6.96 x 3.49)

Double glazed aluminium windows and sliding doors onto rear courtyard area; timber clad ceiling; range of built-in wardrobes.

En-suite: 11'4" x 7'1" (3.46 x 2.17)

Tiled surround bath, concealed cistern WC, vanity wash basin and shower enclosure; ladder heated towel rail; velux double glazed windows.

Bedroom No 2: 15'10" x 9'3" (4.82 x 2.81)

Sash double glazed windows to side and rear elevation; external rear door; range of built-in wardrobes.

From Dining Room:

Rear Laundry & Utility Room: 11'1" x 7'9" (3.39 x 2.36)

Double drainer sink; plumbing for automatic washing machine; space for fridge freezer; built-in cupboard and larder with shelving.

Integral Car Garage: 15'9" x 13'1" (4.8 x 4)

'A' frame roof timbers; double panelled radiator; space for dryer; overhead storage area; valux double glazed windows. Automatic garage door.

From Kitchen turn staircase at rear of inglenook leads to:

FIRST FLOOR LEVEL - Small Landing:

Night storage heater.

Bedroom No 3: 15'9" x 14'3" max (4.8 x 4.35 max)

UPVC double glazed window overlooking front; built-in wardrobes; built-in airing cupboard, linen storage and shelving.

En-suite:

Comprising WC, pedestal wash hand basin; ladder style heated towel raid; velux double glazed window.

SECOND FLOOR LEVEL



Bedroom 15'3" x 12'2" (4.65 x 3.72)

Attractive original oak 'A' frame roof timbers; velux double glazed window, uPVC double glazed window overlooking side enjoying extensive views. En-suite WC with saniflow style WC, pedestal wash basin and built-in storage cupboard.

#### Outside:

The property commands an elevated position set within its own beautiful grounds with tarmac driveway providing ample parking; slightly sloping grassed gardens with variety of established shrubs and plants; side outside patio area and store. In addition there is also a level piece of land on the upper level with separate access with lovely private seating area enjoying extensive views.

#### Services:

Mains electricity connected to the property; private water supply with filtration system; septic tank drainage; LPG gas central heating.

#### Directions:

Proceed from Conwy up towards Llechwedd for approximate 2 miles, turn left towards Llangelynin Old Church and immediately left signposted Trecastell. Continue past Trecastell on the left and Cerrig Y Dinas will be viewed at the far end of the access road.

#### Council Tax:

Band 'T' - Conwy County Borough Council.

#### Tenure:

Freehold with vacant possession on completion.

#### 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](mailto: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) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   |                            |                                                                                   |
| (39-54) <b>E</b>                                   |                            | 54                                                                                |
| (21-38) <b>F</b>                                   | 27                         |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



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