# Tyddyn Yr Awel Ffordd Prenol

Glan Conwy LL28 5SH

## £650,000

The first opportunity in over forty years to acquire a magnificent detached five-bedroom cottage style family home set in large grounds in an elevated countryside setting with panoramic views towards the Carneddau Mountain Range and the North Wales Coast.

OFFERS OVER

Perched on a hillside, Tyddyn Yr Awel is a superb, much loved family home which has been extended, remodelled and renovated over the years. Set within approximately 1 acre grounds comprising large grassed gardens, mature trees and shrubs, large rear patio - ideally suited for alfresco dining or outside entertaining. Affording entrance porch, reception hall, lounge with French windows onto rear sun terrace, dining room, inner lobby and staircase leading off, dining kitchen, utility room, landing, bedroom 1 with Juliette balcony and four-piece 'Jack & Jill' en-suite bathroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5/study. LPG gas central heating, uPVC double glazing. Magnificent far reaching views towards the Carneddau Mountains, the North Wales Coast and the Isle of Man.

Viewing highly recommended.

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

## Location

Set approximately 2.5 miles outside Glan Conwy village in a hamlet of three country properties adjacent to a country lane. The property lies half way between Glan Conwy and Tal Y Cafn within close proximity of the world renowned Bodnant Gardens and Bodnant Food Centre. The A55 Expressway is within 3 miles.

### The Accommodation Affords

(approximate measurement only)

### Front Entrance Porch:

7'7" x 4'0" (2.33m x 1.24m)
Quarry tiled floor; recessed cloaks cupboard; half-glazed wooden 'stable' style door leading into:

### Reception Hall:

12'5" x 7'9" (3.8m x 2.38m)
uPVC double glazed windows overlooking front; feature recessed former fireplace with brick surround and timber lintel over; coved ceiling; recess with built-in shelving; built-in cupboard housing Worcester combi boiler for central heating and hot water; electric meters. Further recess for cloaks, and downstairs W.C with wash hand basin and heated towel rail; timber and glazed 15 unit doors leading through to lounge, dining room and kitchen.

## Lounge:

14'0" x 18'10" (4.28m x 5.76m)

Plus large walk-in bay with window seats overlooking rear enjoying extensive views; French doors leading onto rear patio; feature mullion style stone fireplace surround with coal effect gas fire in dog grate; uPVC double glazed windows overlooking front and side elevation; screened radiators; wall lights; coved ceiling. Twin timber and glazed 15 unit doors leading through to:

## Dining Room:

12'10" x 11'10" (3.93m x 3.63m)

uPVC double glazed window overlooking rear enjoying views; screened radiator; mock feature fireplace surround; picture rail; understairs storage cupboard.

## Inner Lobby:

uPVC double glazed outer door leading onto rear sun terrace. Staircase leading off to first floor level.

## Cottage Dining Kitchen:

14'10" x 10'9" (4.54m x 3.28m)

Fitted range of cream base and wall units with complementary worktops; dresser style unit to one side with glazed cabinet; corner two bowl sink with drainer and mixer tap; integrated dishwasher; 5-ring gas hob with concealed extractor within hood above; beamed ceiling; TV point; uPVC double glazed window overlooking side; split level double oven and grill; twin uPVC double glazed French doors leading onto rear garden and sun terrace; column radiator; 15 unit glazed door leading to utility room, dining room and reception hall.

## Rear Utility Room:

8'9" x 9'0" (2.68m x 2.76m)

Base and wall units; 1.5 bowl single drainer sink; plumbing and space for American fridge; sink; plumbing for automatic washing machine and space for dryer; upright radiator; uPVC double glazed door to front paved area.

# FIRST FLOOR

## Split Landing:

## Bedroom No 1:

14'4" x 12'5" (4.38m x 3.8m)

Twin aspect with panoramic views; uPVC double glazed French doors leading onto rear Juliette balcony commanding far reaching elevated views down the Conwy Valley towards the North Wales Coast. Two column radiator's; telephone point and full fibre to house broadband.

## En-suite Bathroom:

14'1" x 6'1" (4.3m x 1.86m)

(This is also Jack & Jill en-suite for adjacent bedroom No 5/Study). Corner shower cubicle, corner bath, wall hung wash basin and low level WC; wall tiling; ladder style heated towel rail; extractor fan.

## Bedroom No 2:

12'5" x 8'11" (3.8m x 2.73m)

uPVC double glazed window overlooking rear with views; double panelled radiator; built-in wardrobe.

## Bedroom No 3:

12'4" x 7'10" (3.78m x 2.41m)

Radiator; uPVC double glazed window overlooking rear enjoying extensive views; under-eaves storage cupboard.

## Bedroom No 4:

12'4" x 8'6" (3.76m x 2.61m)

Radiator; uPVC double glazed window overlooking front.

## Bedroom No 5/Study:

11'3" x 6'2" (3.44m x 1.89m)

uPVC double glazed window overlooking front with views to surrounding hillside; double panelled radiator; under-eaves storage cupboard; Jack & Jill door to Master Bathroom.

## Family Bathroom:

7'10" x 5'5" (2.39m x 1.67m)

Panelled bath with shower above, pedestal wash hand basin, low level WC and bidet; wall tiling; ladder style towel rail; recessed medicine cupboard.

## Outside:

Tyddyn yr Awel is set within grounds extending to 1 acre comprising tarmacadam driveway providing ample parking, well stocked front rockery and tiered garden area; flagged path and front flagged apron. Substantial grassed garden to rear with lower section providing a wild flower meadow and mature trees and shrubs. Large rear flagged patio and sun terrace providing direct seating area from the kitchen and lounge. Outside store sheds, lighting and water supply.

## Services:

Mains water and electricity are connected to the property, LPG gas central heating; septic tank drainage (shared tank with one other property next door).

## 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

## Council Tax Band:

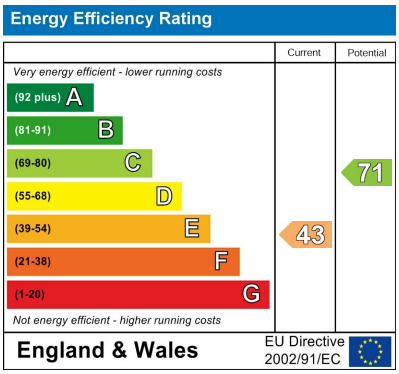
Conwy County Borough Council tax band 'F'.

## Directions:

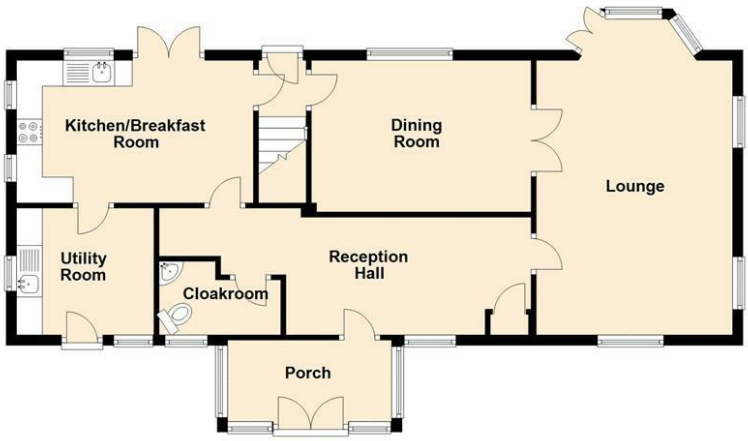
Proceed from the agents office into Glan Conwy continue for approximately 2 miles, turn left at the top of Bodnant hill, signposted Ffordd Prenol, continue past the first left junction and continue up the hill approx 1/2 mile and the property will be viewed on the left hand side being the middle one of three properties with its own ample off-road parking on the left hand side of the road.

## 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.




Ground Floor




First Floor

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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.

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