



# Haulfryn Hen Efail

Tyn y Groes Conwy LL32 8SR

£249,950

Traditional 3 bedroom semi-detached cottage set in a peaceful rural hamlet, just 3 miles from the historic walled town of Conwy and within easy reach of the Snowdonia National Park. Nestled amongst a small cluster of homes, the property enjoys a rural setting with scenic countryside views and a warm sense of community.

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

Constructed of attractive local stone under a slate roof, the cottage boasts a generous rear garden with outbuilding, as well as a paved courtyard. In addition, there is a valuable parcel of land just across the lane providing off-road parking and a detached garage, along with further garden space – ideal for keen gardeners or those seeking outdoor versatility.

The accommodation, which would benefit from a degree of modernisation, briefly comprises: small entrance hallway, spacious lounge with feature fireplace and countryside outlook, dining kitchen with ample space for units and a breakfast table, rear porch/conservatory providing access to the garden and patio. On the first floor there are three well-proportioned bedrooms enjoying pleasant countryside views and a family bathroom.



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## Location

This charming stone cottage provides an excellent opportunity for buyers to place their own stamp on a characterful home in an enviable setting, within a short walk of the popular country gastropub 'The Groes Inn', and a short drive from the coastal towns of Conwy Llandudno and Llandudno Junction with all their amenities and transport links.

**Accommodation Affords:**  
(approximate measurements only)

### Ground Floor:

Canopy front entrance with UPVC double glazed door leading to entrance lobby, staircase leading off to first floor level.

### Lounge:

16'0" x 13'1" (4.9m x 4m )

Feature fireplace surround; radiator; UPVC double glazed window overlooking front of property enjoying open views.

### Small Lobby Area leading To:

#### Dining Kitchen:

16'4" x 10'4" (4.98m x 3.16)

Fitted base and wall cupboards; double drainer sink; UPVC double glazed window overlooking rear courtyard and garden; built in cupboard housing central heating boiler.

### Doorway Leading Through To:



### Rear Sun Porch:

8'6" x 4'7" (2.6m x 1.41m )

Tiled floor; UPVC double glazed windows enjoying open aspect and views; polycarbonate roof; radiator; door leading to outside rear courtyard.

### First Floor:

#### Spacious Landing:

#### Bedroom 1:

14'1" x 9'1" (4.3m x 2.79m )

UPVC double glazed window overlooking front of property enjoying extensive views; radiator.

#### Bedroom 2:

13'1" x 8'9" (4m x 2.67m )

Radiator; UPVC double glazed window overlooking rear of property enjoying extensive views across the Conwy valley.

#### Bedroom 3:

10'3" x 7'3" (3.13m x 2.22m )

UPVC double glazed window overlooking front of property; radiator; Views.

### Family Bathroom:

8'11" x 5'10" (2.72m x 1.8m )

Three piece suite comprising panelled bath with shower above. pedestal hand wash basin, Low level w.c. Wall tiling , built in store and linen cupboard, window overlooking side elevation.

### Outside:

Rear lawned garden bordered by stone walls and hedging, offering private space for families or those looking to relax outdoors. The additional land opposite the cottage provides further potential for a vegetable patch, garage and parking for multiple vehicles.

### Services

Mains water and electricity are believed to be connected. Septic tank drainage ( located within land owned by Haulfryn). Oil fired central heating ( not tested )

### 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

Conwy County Borough Council tax band 'D'

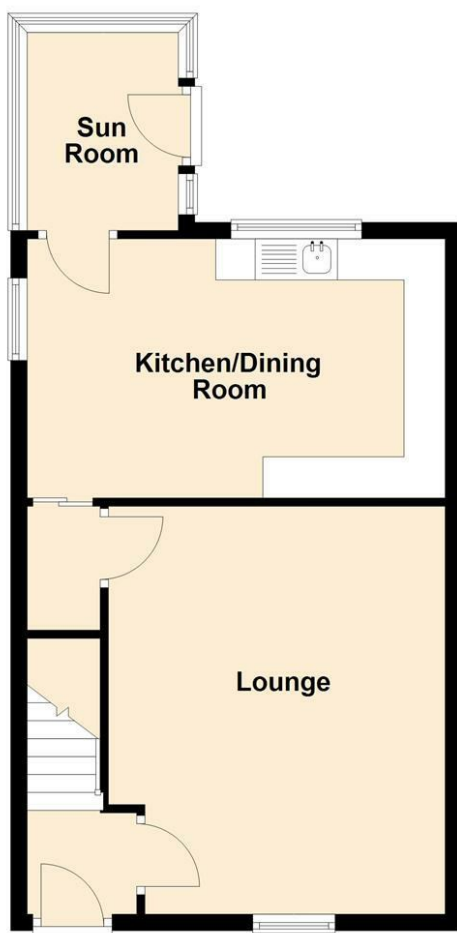
### Directions

From Conwy, follow the B5106 out of Gyffin towards Llandrwst and drop down to The Groes Inn on right - continue up the hill towards Tyn y Groes and at the brow of the hill turn right into the halet of Hen Efail and the property will be facing you on the right hand side.

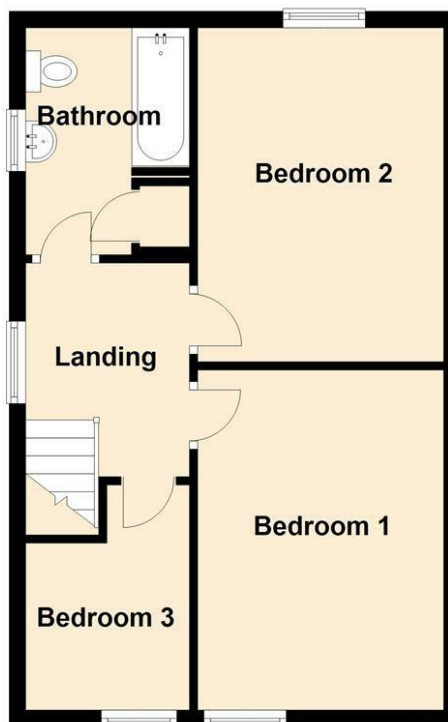


| Energy Efficiency Rating                    |         |                                                                                                              |
|---------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                    |
| Very energy efficient - lower running costs |         |                                                                                                              |
| (92 plus) <b>A</b>                          |         |                                                                                                              |
| (81-91) <b>B</b>                            |         |                                                                                                              |
| (69-80) <b>C</b>                            |         | 74                                                                                                           |
| (55-68) <b>D</b>                            |         |                                                                                                              |
| (39-54) <b>E</b>                            | 50      |                                                                                                              |
| (21-38) <b>F</b>                            |         |                                                                                                              |
| (1-20) <b>G</b>                             |         |                                                                                                              |
| Not energy efficient - higher running costs |         |                                                                                                              |
| England & Wales                             |         | EU Directive<br>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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