Isfryn Hen Efail

Tyn y Groes Conwy LL32 8SR

£159,950

A spacious 3 bedroom semi detached stone cottage in idyllic hamlet setting within the beautiful Conwy Valley. Views to front and rear.

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

This attractive stone-built semi-detached residence offers well-proportioned accommodation together with lovely countryside surroundings and views towards the nearby hills. The property combines traditional character with practical living space and would make an appealing home for those seeking a quieter lifestyle within easy reach of nearby villages and amenities.

The property benefits from a low-maintenance paved courtyard garden to the rear, providing a pleasant and sheltered seating area ideal for outdoor dining. Oil fired central heating and double glazing.

Some modernisation is required

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Located 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)

Covered Front Entrance:

UPVC double glazed door leading to:

Lounge:

14'5" x 13'1" (4.41m x 4.0m)

With feature stone fireplace surround and hearth; radiator; UPVC double glazed window overlooking front enjoying open aspect and views; open tread staircase leading off to first floor level.

Dining/Kitchen:

14'7" x 12'4" (4.45m x 3.77m)

Fitted base and wall cupboards with complimentary work tops; plumbing and space for automatic washing machine; single drainer sink; electric cooker point; space for fridge; floor mounted Worcester boiler for hot water; feature former recessed fireplace; electric meters; UPVC double glazed door and window to rear elevation.

First Floor Landing:
Spacious landing; access to roof space.

Bedroom 1:
14'10" x 8'4" (4.53m x 2.55m)
radiator; UPVC double glazed window overlooking rear of property enjoying view to the surrounding mountains and hillside.

Bedroom 2:
8'9" x 11'10" (2.69m x 3.61m)
UPVC double glazed window overlooking front enjoying open aspect and views; radiator.

Bedroom 3:
8'7" x 5'11" (2.63m x 1.82m)
UPVC double glazed window overlooking front of property; radiator.

Bathroom:
5'4" 8'6" (1.63m 2.61m)
Three piece suite comprising panel bath with shower above; pedestal wash hand basin; low level w.c.; wall tiling; built in linen cupboard.

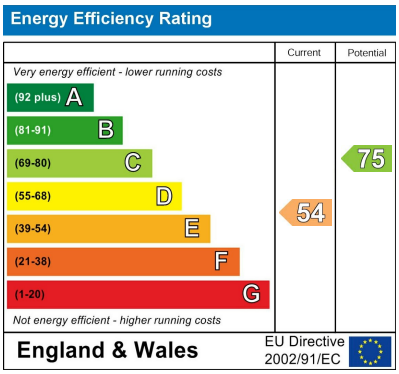
Outside:
Property has a small forcout area to front and with steps leading up to house; enclosed rear garden; random slate paved patio area; oil tank; private seating area.

Services:
Mains water electricity are connected to the property septic tank drainage and oil fired central heating.

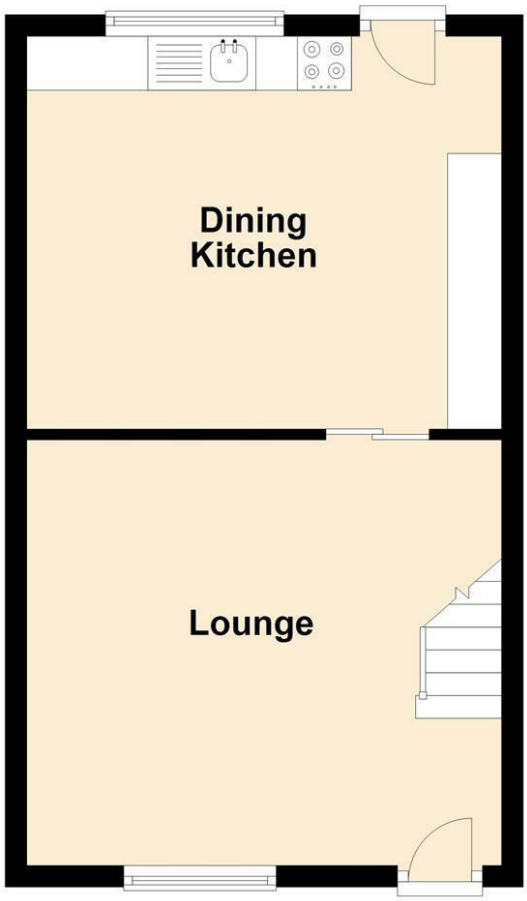
Directions:
From Conwy, follow the B5106 out of Gyffin towards Llandrwst and drop down to The Groes Inn on right - continue up the hill towards Tyn y Groes and at the brow of the hill turn right into the halet of Hen Efail and the property will be facing you on the right hand side.

Council Tax Band:
Conwy County Borough Council tax band D

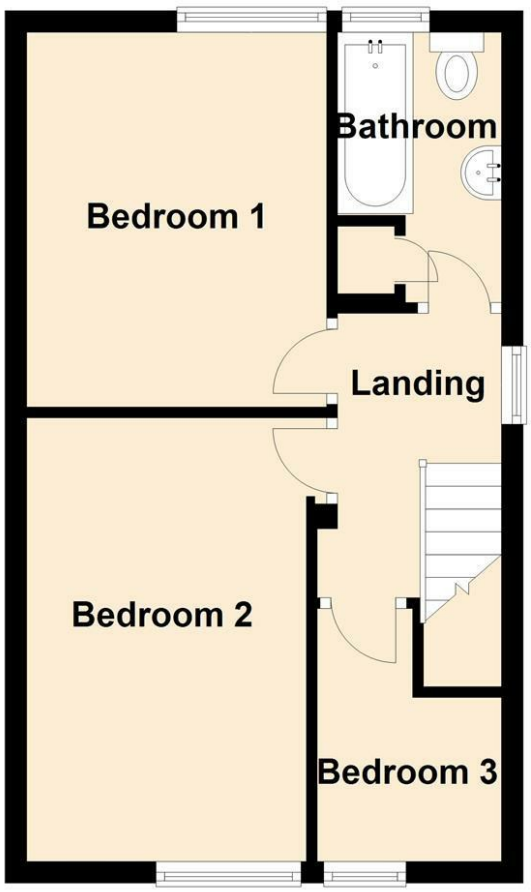
Proof of Identity:
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, 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



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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