



Bryn Gwynant

Llanbedr-Y-Cennin LL32 8UN

£445,000

Owned and occupied by the same family for a number of decades, this immaculately presented 3 bedroom, 3 bathroom modern home has undergone extensive refurbishment. Located in a popular hamlet, enjoying open rear aspect panoramic countryside views within 15 minutes of the popular coastal town of Conwy,

Extended, re-modelled and re-furbished home that allows the future proofing opportunity for ground floor occupancy, whilst benefiting from the additional spacious light and airy first floor two bedroom and two bathroom accommodation, ideal for larger families or guest occupation. All principal rooms enjoying extensive South facing views of the Conwy Valley allow a fabulous convivial entertaining space.

The house enjoys clean aesthetic lines with underfloor electric heating throughout. The current owners enjoy a sustainable lifestyle, which is evident in the attractive gardens to front and fruit and vegetable planting at the rear. Furthermore, off road parking, workshop, summer house and rear raised sun terrace enjoying elevated views are also a welcome addition.

Viewing is essential to understand this unique beloved property.



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Reception / Welcome Hall:

15'7" x 10'2" (4.77m x 3.12m)

Composite double glazed front door and windows open into a welcome area that links to the kitchen, utility room and the main house.. UPVC double glazed windows, 2 sky light windows, inset spot lighting, oak and glazed door leading through to;

Reception Hall:

Laminated timber effect floor, underfloor heating, glass and oak staircase leading off to first floor level with partly vaulted ceiling, inset Velux style windows, coved ceiling.

Lounge & Dining Room

32'9" x 14'0" (10.0m x 4.27m)

Extending along the rear elevation with two feature sliding patio doors overlooking the rear garden enjoying extensive views up the Valley. TV and telephone point, wall lights, feature cast iron log burning stove, slate hearth, coved ceiling. Dining area with built in cupboards and sliding double glazed doors.

Kitchen

14'8" x 9'3" (4.49m x 2.83m)

Fitted base cupboards with complementary worktops, open fronted wall storage and shelving units, stainless steel electric AEG oven with stainless steel and glass extractor above. Single drainer sink, dishwasher, space for fridge/freezer, uPVC double glazed window overlooking side, half vaulted ceiling with large Velux double glazed window.

Breakfast Area:

Breakfast area with wall shelving, TV point, concealed lighting.

Rear Utility Room

8'9" x 10'2" (2.69m x 3.1m)

(Forming part of the converted garage). Double drainer sink, plumbing for automatic washing machine, vent for dryer, space for freezer, uPVC double glazed rear door and window. Door leading to integral workshop.

Integral Workshop

9'0" x 9'10" (2.75m x 3.0m)

Skylight window, electric roller shutter door, power and light connected.

Downstairs Bedroom 1

11'6" x 10'5" (3.53m x 3.19m)

Laminated timber effect flooring, uPVC double glazed window overlooking front, coved ceiling, built-in wardrobe.



Shower Room

7'6" x 6'3" (2.3m x 1.92m)

Three piece suite comprising large walk-in shower with glazed screen, concealed cistern w.c. and vanity unit, heated towel rail, extractor fan, mirror with inset lighting, wall and floor tiling.

First Floor Landing

With Velux double glazed window providing natural daylight.

Bedroom 1

21'4" x 10'10" (6.51m x 3.32m)

Bedroom area with inset lighting, wall lights, laminated oak effect flooring, velux window overlooking front. Rear sitting area with large uPVC double glazed window overlooking rear enjoying extensive views.

En-suite Bathroom

9'8" x 6'6" (2.96m x 2.0m)

Concealed cistern WC and vanity unit, bidet, bath with low level horizontal glazed window, enjoying views from bath over the garden towards the Conwy Valley. Shower above bath, inset lighting, wall and floor tiling. Extractor fan.

Bedroom 2:

17'2" x 13'11" (5.25m x 4.25m)

Large uPVC double glazed window overlooking rear enjoying extensive views, Velux double glazed window, inset lighting.

En-Suite Bathroom

9'6" x 6'5" (2.92m x 1.97m)

Bath with shower above, pedestal wash handbasin, low level w.c. towel rail, extractor fan, Velux double glazed window, eaves storage cupboard.

Outside

The property stands in attractive landscaped gardens to both front and rear, artificial grass garden and raised seating area with flower and shrub borders. Driveway providing off road parking, lower level courtyard style seating area, timber built summer house. To the rear of the property there is a good sized garden with raised vegetable beds. Variety of shrubs and plants. Attractive raised seating area with immediate access from lounge and dining area.

Services

Mains water, electricity & drainage, underfloor heating provided to the property, wi-fi throughout via fibre to the door. thermal solar panels for the hot water cylinder.

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 'D'

Directions

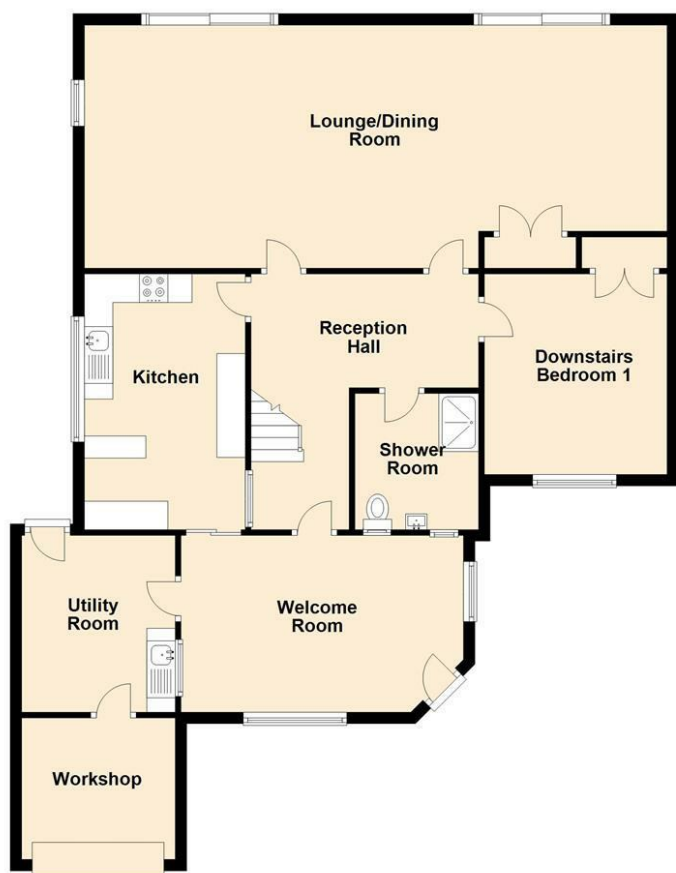
Turn right into Llanbedr y Cennin coming from Tyn Y Groes and straight up to the Bull Public House, bear right past the church on the left and cottages and follow the road round and bear right going down the hill and Bryn Gwynant will be on the right hand side.

Proof Of Funds

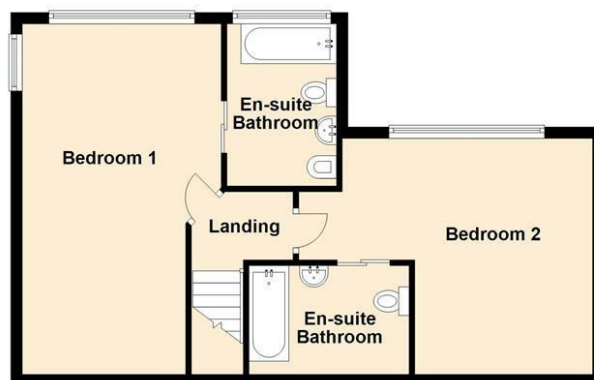
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Floorplans 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.

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