



Ty Derw

Llanrwst LL26 0AJ



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£685,000

An exceptional individually designed detached eco-friendly residence occupying a stunning elevated position within a small rural hamlet situated on the outskirts of Llanddodged with level access, in the heart of the Conwy Valley, approximately 1.5 miles from the traditional market town of Llanrwst.

Tenure: Freehold. EPC Rating: B. Council Tax Band: E.

Constructed to an individual design and finished to a high standard throughout, the property offers spacious and versatile accommodation with the benefit of modern energy-efficient features including extensive solar panels, whilst enjoying breathtaking panoramic views across the surrounding countryside, rolling hills and the Conwy Valley.

The layout offers flexibility for family occupation and provides potential to create additional accommodation for guests, dependent upon individual requirements and any necessary consents.

A particular feature of the property is the magnificent principal living space with wood-burning stove and large windows framing the outstanding rural views, whilst the well-appointed kitchen includes a central island and quality fitted units with integrated dining area.

The first-floor principal bedroom enjoys its own balcony, providing a wonderful vantage point from which to appreciate the far-reaching countryside and valley views.



Location

The property enjoys a delightful semi-rural setting surrounded by open countryside whilst remaining conveniently located for Llanrwst, Betws-y-Coed, the wider Conwy Valley and the many outdoor pursuits available within Eryri (Snowdonia) National Park.

A rare opportunity to acquire a distinctive contemporary country home occupying a superb elevated position with spectacular views, beautifully landscaped grounds and versatile accommodation in one of North Wales' most sought-after rural locations.

Ty Derw (Oak House)

Is an individually designed home completely built of timber and Welsh stone with slate roof and excellent insulation qualities.

If you are looking for a low cost energy efficient home in the Countryside with one the finest views of the Snowdonia Mountain Range - Ty Derw is the home for you.

The Accommodation Affords:
(Approximate measurements only)

Side Entrance Lobby:

Tiled floor; built-in meter cupboard and cloak hanging hooks with shoe rack and shelf. Doorway leading to:

Reception Hall:

Feature vaulted ceiling; tiled floor; oak and glass staircase leading off to first floor level; wall mounted heater.

Open Plan Kitchen/Living Room and Dining Room:

Kitchen: 14'0" x 9'8" (4.29m x 2.96m)

Bespoke base and wall units with quartz worktops and breakfast bar; electric cooker with stainless steel and glass canopy extractor above; sink; plumbing for dishwasher and space for fridge; double glazed window overlooking side elevation with views; built-in shelving and built-in larder cupboard with range of shelving; understairs storage cupboard. Peninsular base units and breakfast bar open up to:



Living Room & Dining Room: 30'8" x 14'1" (9.36m x 4.3m)

Dining Area: Timber flooring; inset warm air ducts for passive heating system; double glazed window overlooking side; bi-folding double glazed doors onto front garden and patio area.

Living Area: Feature recessed fireplace housing multi fuel stove on tiled hearth; timber flooring; wall mounted heater; large bay to front elevation with two french windows leading onto front patio and overlooking small pond; spectacular views from the front and side elevation towards the Snowdonia Mountain Range; inset spotlighting.

Bathroom: 9'0" x 9'1" (2.76m x 2.77m)

Five piece suite comprising bath with mixer tap; pedestal wash hand basin; low level W.C; corner shower cubicle with mains shower; double glazed window overlooking side; wall mounted heater; tiled floor; wall lights; underfloor heating.

Rear Utility/ Boot Room: 9'1" x 9'1" (2.78m x 2.77m)

Custom built base units and worktops over; purpose built raised pet shower/washing station; plumbing for automatic washing machine; space for freezer; shelving; wall cupboards; sealed unit double glazed window overlooking side; built-in cylinder cupboard. porcelain sink.

Downstairs Bedroom 3: 12'11" x 16'4" (3.95m x 5m)

Timber flooring; wall mounted heater; two double glazed windows overlooking side elevation; book shelving unit; inset spotlighting.

First Floor

Landing:

Access to roofspace; vaulted ceiling; velux double glazed window to rear elevation.

Master Bedroom: 20'11" x 12'8" (6.39m x 3.88m)

Timber flooring; velux double glazed window to front elevation; eves storage cupboards to both sides; wall mounted heater; twin french doors leading onto side balcony which enjoys extensive views across open countryside and down the Conwy Valley.

Bedroom 2: 14'9" x 15'10" (4.52m x 4.83m)

Timber flooring; double glazed window overlooking side and front elevation enjoying panoramic views of the Snowdonia Mountain Range; access to roofspace; inset spotlighting.



Shower Room: 8'9" x 8'2" (2.69m x 2.5m)

Large shower enclosure; sliding glazed door; electric shower; pedestal wash hand basin; low level W.C; wall tiling and radiator; built-in eaves storage cupboard and access to roofspace.

Outside

The property stands within beautifully landscaped and well-maintained gardens incorporating attractive lawn, colourful herbaceous borders, mature shrubs and specimen planting, apple and soft fruit trees and bushes. The gardens have been thoughtfully designed to complement the setting and provide a variety of seating and entertaining areas.

A private driveway leads to ample parking together with a detached store, green house and a substantial outbuilding currently utilised as a gym/recreational room, offering excellent potential for a variety of uses including home working, hobbies or guest accommodation, subject to any necessary consents.

Workshop/Studio

Attached to the house at the rear there is a workshop/studio 5.79m x 5.6m together with overhead storage which access from inside and upper level at the rear of the studio; power and light connected; glazed door and windows across the front elevation.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com


Proof Of Funds

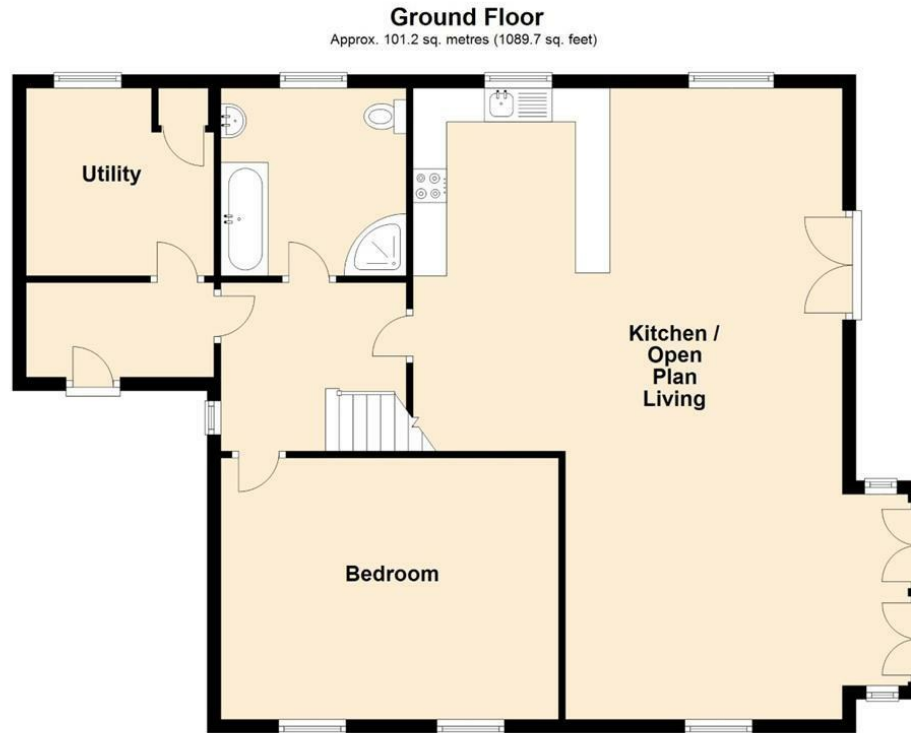
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

Band E.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 160.4 sq. metres (1726.4 sq. feet)

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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