



10 Gwydir View

Trefriw LL27 0RZ

£55,000

A 2 bedroom detached luxury lodge situated in an idyllic edge of village setting on the edge of the Snowdonia National Park



Forming part of the select Gwydir View Holiday Park, located in the popular village of Trefriw in the beautiful Conwy Valley. Immaculately presented property occupying a secluded corner plot with open aspect and views, side raised decking area, small garden and 2 parking spaces. Quality self catering lodge providing an affordable holiday retreat in an area highly popular by tourist, walkers, climbers or those seeking the thrills of Zip World and surfing at Parc Snowdonia Adventures. Viewing Highly Recommended.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



Location

Centrally located on the level within walking distance of local shops, pubs, restaurant and other local attractions. Trefriw is a small village located in the beautiful Conwy Valley renowned for its Lakes, Walks and Roman Spa.

Description:

If you are looking for a low maintenance property to explore the beauty of Snowdonia and all its attractions, this lodge will meet all of your expectations.

Modern quality property with central heating, double glazing, en-suite master bedroom and modern kitchen and bathrooms.

Located in a gated part walled site with attractive gardens and ideally located close to recreation park and level walks which lead to Trefriw and the market town of Llanrwst.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall:

UPVC double glazed front door; radiator.

Open Plan Living and Dining Room:

Living Area:

19'6" x 18'6" reducing to 7'3" in dining area (5.94 x 5.64 reducing to 2.22 in dining area)

'Adam' style fireplace surround with electric coal effect fire; TV point; uPVC double glazed windows to side and front elevation; radiator; French windows leading onto side raised decking.

Dining Room:

UPVC double glazed French windows; radiator.



Kitchen:

Fitted range of modern base and wall units with complementary worktops; integrated dishwasher and washing machine. 1½ bowl sink with mixer tap; five ring gas hob with canopy stainless steel extractor above; double oven and grill; uPVC double glazed window to side elevation.

Bedroom 1:

9'3" x 9'10" (2.81 x 3)

Radiator; uPVC double glazed window overlooking side; range of built-in wardrobes and storage cupboards; built-in cupboard housing central heating boiler. En-Suite shower room: Shower cubicle; low level W.C; vanity wash basin; ladder heated towel rail; radiator.

Bedroom 2:

9'10" x 9'9" (3 x 2.96)

UPVC double glazed window overlooking side; built-in bedroom units with wardrobe and dressing table; radiator.

Bathroom:

Three piece suite comprising panelled bath with shower above; shower screen; vanity wash basin; low level W.C; shaver and light point; mirror; uPVC double glazed window overlooking side.

Outside:

Brick paved parking for 2 vehicles; corner plot with garden and raised decking and barbeque area. Lovely mature communal grounds with circular flower and slate feature; electric gate leading off to Gower Road.

Services:

Mains electricity and water are connected to the property. LPG gas.

Tenure:

40 year ground lease with 27 years remaining. Ground Rent and service charge £3,500 + VAT per annum. This includes maintenance of grounds, collection of bins, and gardening. Please note the site is closed from the 15th January to 1st March every year.

Viewing:

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


Agents Note:

Does not attract potential second home Council Tax Premium. No Solicitors Fees on purchase/sale.

Proof of ID:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

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.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

