



7 Coed Gwydir

Trefriw LL27 0JR

£199,500

A well-presented double-fronted three-bedroom home occupying a semi-rural position on the outskirts of the popular village of Trefriw, enjoying extensive views across the Conwy Valley.

Tenure- Freehold Council Tax- C EPC-D

The property offers well-proportioned accommodation throughout and benefits from uPVC double glazing and gas fired central heating. To the front is a private driveway providing off-road parking for two to three vehicles.

A particular feature of the property is the impressive rear garden, which is arranged over several terraced levels. External steps from the first floor lead onto a raised seating area, from where there are outstanding far-reaching views across the surrounding countryside and towards the Conwy Valley. Beyond, the sloping garden rises to a purpose-built studio/workshop, making an ideal home office, hobby room or creative space, again enjoying the exceptional outlook. The accommodation briefly comprises a spacious lounge with wood-burning stove, modern fitted kitchen/dining room, three bedrooms and a family bathroom.



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Location

Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is 1 ½ miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south. The coastal towns of Llandudno and Colwyn Bay lie 12 miles north.

Accommodation Affords:
(Approximate measurements only)

Lounge:

4.6m x 3.53m extending to 4.26m by staircase
Feature recess fireplace housing multi fuel stove
slate hearth and timber over mantel. Recessed
shelving; Upvc double glazed window overlooking
front; double panel radiator; recessed built in
cupboard; TV point and staircase lead off to first
floor level.



Dinning/Kitchen:

5.25m x 2.89m

New Upvc double glazed window overlooking front of property ;radiator; Upvc double glazed outer door leading to side of property.

Kitchen: Fitted range of base and wall units with complimentary worktops; double oven and ceramic hob; plumbing for automatic washing machine; single drainer one and half bowl sink; new upvc double glazed window; integrated fridge freezer; laminated floor; Worcester boiler for central heating and hot water.

Landing:

Radiator; upvc double glazed window and door leading to rear steps to garden.

Bathroom:

2.49m x 1.95m

3 piece suite comprising bath with shower above; pedestal wash hand basin; low level wc; radiator; wall tiling; upvc double glazed window to rear.

Bedroom 1:

4.4m x 2.62m

Radiator; upvc double glazed window overlooking front enjoying extensive views.

Bedroom 2:

3.68m x 2.96m

Upvc double glazed window overlooking front enjoying views; radiator.

Bedroom 3:

2.79m x 2.52m

Upvc double glazed window overlooking rear; radiator;

Outside:

Ample off road parking located to the front of the property; side access leading to rear terraced garden accessible from both ground and first floor level.

Feature terracing stretching up the bank; seating areas allowing views across the valley. Timber garden shed and garden studio room with power and light connected.

Directions:

Proceed through the village of Trefriw towards Dolgarrog after approx half mile the property will be viewed on the left hand side approached by a slip road to the left (former Hydro Hotel).

Services:

Mains water, electricity, gas and drainage are connected to the property.

Viewing Llanrwst:

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



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:

Conwy County Borough Council - Band C





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		
(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.
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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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