



## Ffridd Y Bwlch

Maenan LL26 0YN

£155,000

FOR SALE BY AUCTION - Guide Price £155,000

A detached country cottage occupying an idyllic secluded setting within the beautiful Conwy Valley.

Ideal renovation project.

A spacious extended Welsh stone cottage occupying a countryside setting. The property is in need of upgrading and renovation but offers a wonderful opportunity to create a character home surrounded by open countryside and enjoying extensive views.

Affording: Hallway, Bathroom and W.C, Lounge, Kitchen, Bedroom 1, Bedroom 2. Two detached garages (in need of repair), Large Gardens.

Access to the property is across a farmyard leading to field track.

Cash purchaser or alternative lending arrangements required as mainstream mortgage will not apply.



Tel: 01492 642551

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







## Location

Situated within the beautiful Conwy Valley within approximately 5 miles of the traditional market town of Llanrwst and approximately 8 miles from the North Wales coast.

The Accommodation Affords:  
(Approximate measurements only)

Hallway:

14'5" x 9'3" (4.4m x 2.83m )

W.C

Low level suite.

Bathroom:

7'1" x 8'3" (2.18m x 2.53m )

Bath, pedestal wash hand basin and old boiler  
(all in need of repair).

Bedroom 1:

13'1" x 16'0" (4m x 4.89m )

Window overlooking side enjoying views; W.C  
and wash basin.

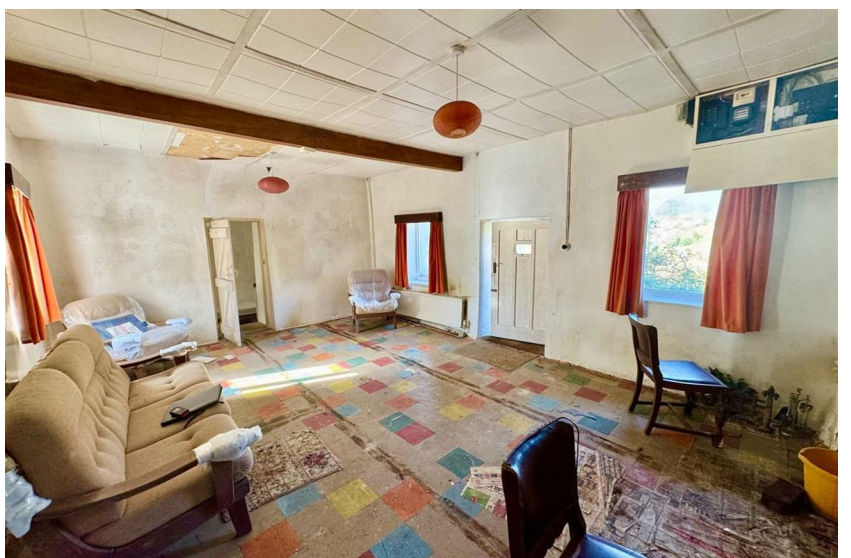
Bedroom 2:

13'0" x 7'0" (3.97m x 2.15m )

Inner Hallway:

10'10" x 15'9" (3.32m x 4.82m )

Overlooking rear.





### Lounge:

19'3" x 14'2" (5.87m x 4.32m )

Inglenook style fireplace with oak lintel over; two windows overlooking front enjoying views; electric meter; secondary double glazed window to rear.

### Kitchen:

12'10" x 11'10" (3.92m x 3.63m )

Window overlooking rear and side elevation enjoying views; base and wall units; rear porch.

### Outside:

The property has gardens to front and rear and also additional parcel of land and orchard across track together with double garage (in need of repair). In addition to the derelict garage there is also another detached car garage and outside store.

### Services:

We believe mains electricity and water are connected, private drainage.

### Viewing Llanrwst

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

Band D.

### Auctioneers:

Town and Country Auctioneers, Regus House, Herons Way, Chester, CH4 9QR. Telephone: 0800 334 5090. Please contact the Auctioneers to register interest and request Auction pack.

### Auction Date:

To be confirmed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	16	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground 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 opinion must be treated as given on the same basis as these particulars.

### Iwan M Williams Estate Agents

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