



Tegfan

Pandy Tudur LL22 8UL

£174,950

A beautifully presented 2 bedroom semi-detached cottage, occupying an elevated position within this peaceful rural village. Attractive views across the valley towards the surrounding countryside.

VIEWING RECOMMENDED

Tenure- Freehold Council Tax-C EPC-F

The accommodation comprises a comfortable lounge, fitted breakfast kitchen, rear entrance area with built-in storage cupboard, two bedrooms and a modern bathroom. The cottage benefits from UPVC double glazing, Air source central heating and solar panels. Outside, there is a sizeable rear garden, laid to lawn and incorporating an outside seating area, garden store and off-road parking. The open countryside immediately beyond provides a particularly pleasant rural backdrop.



Tel: 01492 642551

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



Location

Pandy Tudur is a small rural village surrounded by the beautiful North Wales countryside, approximately three miles from the traditional market town of Llanrwst in the Conwy Valley. Llanrwst offers a comprehensive range of shops and everyday amenities, together with primary and secondary schools and a railway station. The location is also convenient for the wider attractions of the Conwy Valley and Eryri National Park

Accommodation Affords;

The accommodation affords: (approximate measurements only)

Lounge:

3.65m x 3.69m

uPVC double glazed window and door to front elevation; electric meters; feature fireplace with inset electric fire; door and steps leading up to:

Kitchen:

3.63m x 3.3m

Double panelled radiator; staircase leading off to first floor level; fitted base and wall units with single drainer sink; electric cooker point; filter extractor; plumbing for automatic washing machine; uPVC double glazed window overlooking rear of property; small breakfast bar; tall cupboard integrated fridge/freezer with integrated dishwasher.



Bedroom 2:

1.9m extending to 3m x 3m

Radiator; uPVC double glazed window overlooking rear.

Rear Entrance Lobby:

uPVC double glazed rear door; built-in cylinder, cupboard housing cylinder and air source/solar panels.

Bathroom:

1.73m x 2.2m

Panelled bath with shower above; shower screen; pedestal wash hand basin; low level WC; uPVC double glazed window overlooking front of property; wall tiling; access to roof space. Radiator

Staircase leading to first floor:

Bedroom 1:

3.71m x 3.8m

uPVC double glazed window overlooking front enjoying views; radiator.

Material information

Please note that the gravelled driveway is not included within the ownership of Tegfan. However, we are advised that it is used solely by the property's owner for parking purposes. The adjoining farmer retains a right of way over the driveway to access the field, although the vendor informs us that this right is rarely exercised. Prospective purchasers should ask their legal adviser to verify the precise ownership and access arrangements.

Council Tax:

Band 'C' - Conwy County Borough Council

Services:

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

Viewing:

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.

Directions:

From Llanrwst proceed along the B548 towards Abergele for approximately 3 miles, turn right sign posted Pandy Tudur, continue into the village, forking left at the playground and continue along the lane passing the right turn and Tegfan will be viewed immediately on the left.

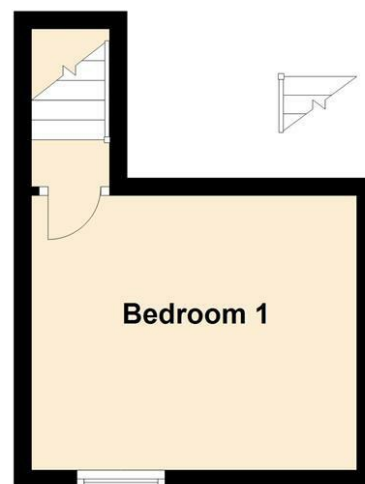


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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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