Wenallt

Llanrhychwyn LL27 0YX

£389,500

A well presented character country cottage set in an idyllic rural setting within the popular hamlet of Llanrychwyn approx 2.5 miles from the traditional market town of Llanrwst.

VIEWING HIGHLY RECOMMENDED

NO ONWARD CHAIN

Tenure - Freehold. EPC rating- F. Council Tax Band - C

Improved and upgraded in recent years offering 3/4 bedroom character accommodation with traditional features including "A" frame vaulted roof to main living room, multi fuel cast iron stove, crog loft with spiral staircase access,. Oil fired central heating, custom built kitchen with oak worktops and doors, attractive arched french doors leading onto side brick paved patio and garden. The property is set in large plot including gardens, stone, and timber outbuildings. A rare opportunity to acquire a property in a quiet and peaceful countryside setting.

Planing consent granted for extending the property to create new side garden room and rear pitched roof extension with first floor loft room.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Llanrychwyn is a small rural Hamlet, situated within the Snowdonia National Park in the Conwy Valley. The traditional market town of Llanrwst is 1.5 miles away, the inland tourist resort of Betws y Coed lies 5.5 miles to the South and the coastal towns of Llandudno and Colwyn Bay lie 12 miles North. The house is approximately 10 minutes walk from Llyn Geirionydd.

The Accommodation Affords

(approximate measurements only)

Front Entrance Porch

Tiled flooring, radiator, arched window, timber and leaded stained glass door leading to :

Living Room

21'3" x 11'11" (6.49m x 3.64m)

Attractive vaulted ceiling with "A" pitch pine frame timbers, feature spiral staircase leading to crog loft and gallery area, mahogany parquet flooring, multi fuel stove in recess surround with timber lintel over, quarry tiled hearth, TV point, telephone point, double panelled radiator, 2 traditional cast iron radiators arched window, 2 arched French doors leading onto side patio area.

Breakfast / Kitchen

13'8" x 8'10" (4.19m x 2.7m)

Custom built unit with oak worktops and doors,integrated dishwasher, feature recessed timber panelled surround housing "Rayburn" range which provides for cooking, hot water and central heating system, timber panelled surround, wall tiling, ceiling lights, access to roof space, Derbyshire stone flagstone flooring, arched window to rear and side elevation. From kitchen stable door leads to:
From kitchen stable door leads to :

Rear Porch

Quarry tiled flooring, large built-in shoe storage unit, oak kitchen units to rear wall, stable external rear door, from Porch feature door leads to the Utility Room

Utility Room

Quarry tiled flooring, plumbing for automatic washing machine, space for condensing dryer, toilet and fridge freezer.

Inner Hallway

Built-in cupboard, mahogany parquet flooring.

Bathroom

3 piece suite comprising panelled bath with shower above, W.C with high-level cistern and pedestal wash hand basin, traditional cast iron radiator, tiled walls, spotlighting and window to rear elevation.

Bedroom 2

12'1" x 7'2" (3.7m x 2.2m)

Radiator, built-in wardrobe, window to rear elevation, laminated timber effect floor.

Bedroom 3

7'4" x 12'3" (2.24m x 3.75m)

Radiator, window to side elevation, laminated timber effect floor.

Bedroom 1

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

Built-in wardrobes across one wall with sliding doors, double panelled radiator, arched window to front elevation, inset spotlighting.

Crog Loft and Gallery

Overlooking the lounge, built-in cupboards to eaves.

Bedroom 4

10'9" x 9'5" (3.3m x 2.89m)

Velux and skylight windows, exposed purlin, some restricted headroom.

Outside

Attractive rear garden, raised beds variety of specimen trees, plants and shrubs. Large level side garden, side patio with feature pond, raised outdoor stone walled patio area. Large hardstanding area for parking, large timber and corrugated outbuilding currently used as a woodstore and storage for bikes, lawnmower etc. Large stone built workshop / barn (4.5m x 2.9m). Shed with potbellied stove.

From the house there is access to paths leading to the Crafnant and Geirionydd lakes.

Services

Mains electricity is connected to the property. Private water supply (borehole). septic tank drainage, Oil fired central heating. Fibre to broadband.

Agents Note

Please note that whilst the property is located in a rural area there is another property nearby which is not in ownership.

The owners have existing planning consent for alterations and extending the current accommodation to include side garden room and rear outrigger pitched roof providing loft area with skylight windows.

Council Tax Band

Conwy County Borough Council Tax Band - C

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.

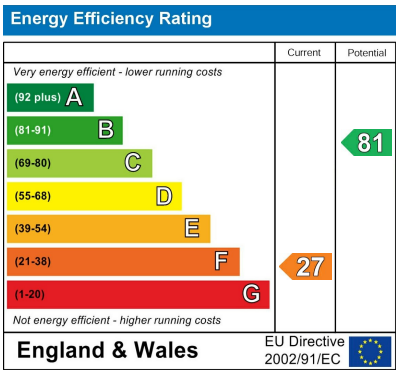
Viewing Llanrwst

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

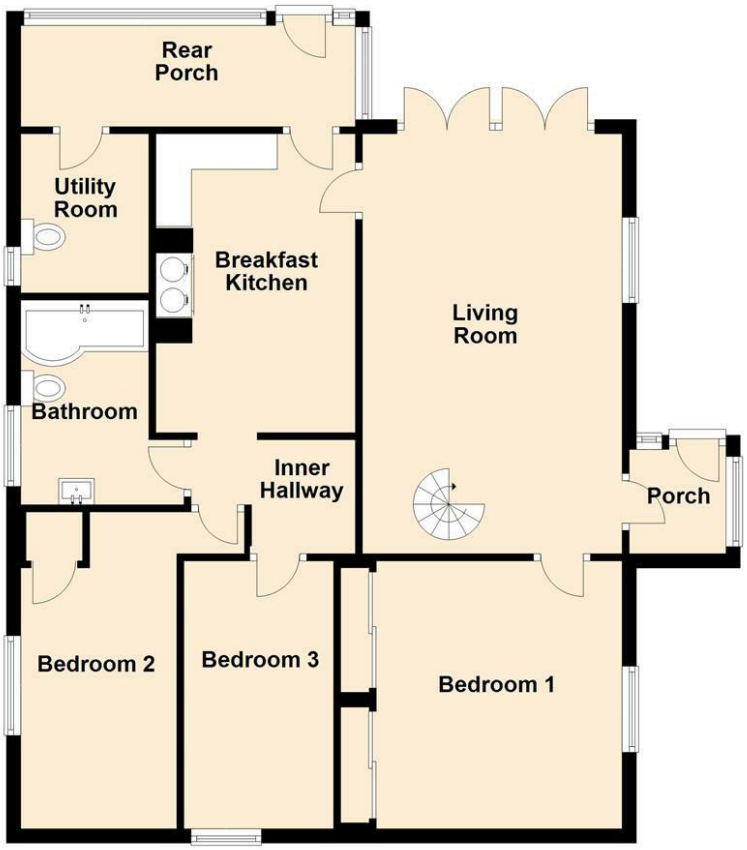
Directions

From the Agents office proceed over the stone bridge, signposted Trefriw, continue to the end of the long stretch , turn left signposted Betws y Coed and immediately right signposted Llanrychwyn and Geirionydd. Continue up the hill, turn first right signposted Llanrychwyn and follow this road for approximately 1.3 miles into the hamlet of Llanrychwyn, continue straight

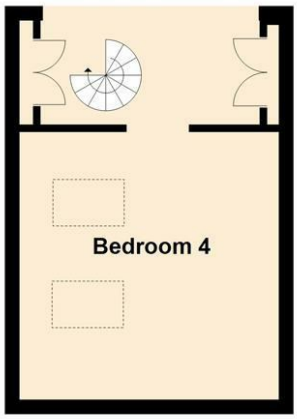
ahead at the crossroads, bear sharp right and left at the top of the hill and take the next right turning by the gate towards Wenallt follow this track for approximately 1/3 of a mile and the property will be viewed on the right hand side.



Ground Floor



Crog Loft & Gallery



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