



Heulfryn, 2 Tai Newyddion

Gwytherin Abergele LL22 8UT

£189,500

A beautifully presented, character 2 bedroom stone cottage (1 of 4) occupying a delightful setting within the heart of this picturesque village in the beautiful Elwy Valley.

Tenure: Freehold. Council Band - B. EPC - D.

Extended mid terrace cottage benefiting from large gardens, off road parking and garage. Improved and upgraded in recent years but retaining original character features. Spacious accommodation comprising Lounge with feature inglenook style recessed fireplace, multi fuel stove and beams, Dining Kitchen, downstairs W.C and store, Bedroom 1 with vaulted ceiling, Bedroom 2, Bathroom. Grassed gardens lie to front and rear, outside store sheds, seating area, large garage and parking. Delightful village centre setting.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551
<https://www.iwanmwilliams.co.uk>





Location

Gwytherin is a picturesque small village with a pub and a privately owned Church within the Cledwen Valley. Daily amenities can be found in the village shop and post office at Llangernyw whilst larger shops can be found in Llanrwst, approximately 7 miles.

The Accommodation Affords
(Approximate Measurements Only)

Lounge

12'4" x 13'1" (3.76m x 4m)

Feature inglenook fireplace with cast iron multi fuel stove, slate hearth, recess shelving to alcove recess, TV point, beam ceiling, sealed unit double glazed window overlooking front, timber and glazed front door, balustrade staircase leading off to First Floor Level, wall mounted electric panel heater. Timber and glazed door leading through to:-

Dining Kitchen

10'5" x 10'2" (3.18m x 3.12m)

Kitchen Area - fitted range of base and wall units with complementary worktop, tiled effect splash back, electric cooker point, inset Belfast sink, space for fridge, concealed lighting, built-in electric metre cupboard, inset lighting, rear external door.

Dining Area - wall mounted electric panelled heater, uPVC double glazed window overlooking rear, telephone point.



First Floor

Landing.

Bedroom 1

11'7" x 12'4" (3.54m x 3.77m)

Vaulted ceiling, sealed unit double glazed window overlooking front enjoying views, built-in cylinder cupboard, wardrobe, wall mounted electric heater.

Rear Landing leading to:-

Bedroom 2

9'10" x 5'2" (3m x 1.6m)

Wall mounted electric heater, access to roofspace, uPVC double glazed window overlooking rear.

Bathroom

Three piece suite comprising panelled bath with shower above, shower screen, low level W.C, vanity wash basin, wall mounted ladder style heated towel rail, sealed unit double glazed Velux window.

Outside

Property is situated in a lovely setting within a close proximity of the village centre with views overlooking historic church and surrounding countryside. The property has detached car garage (3.19m x 5.6m) with twin timber doors, plumbing for automatic washing machine, power and light connected. In front of the garage there is hard standing providing off road parking. Rear grassed garden with two seating areas, timber garden shed, outside former W.C now used as fuel store. At the front of the terrace there is a grassed garden and seating area enjoying views, also outside garden store shed.

Services

Mains water, electric and drainage connected to the property, Electric and solid fuel heating.

Council Tax Band

Conwy County Borough Council Tax Band - "B"

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

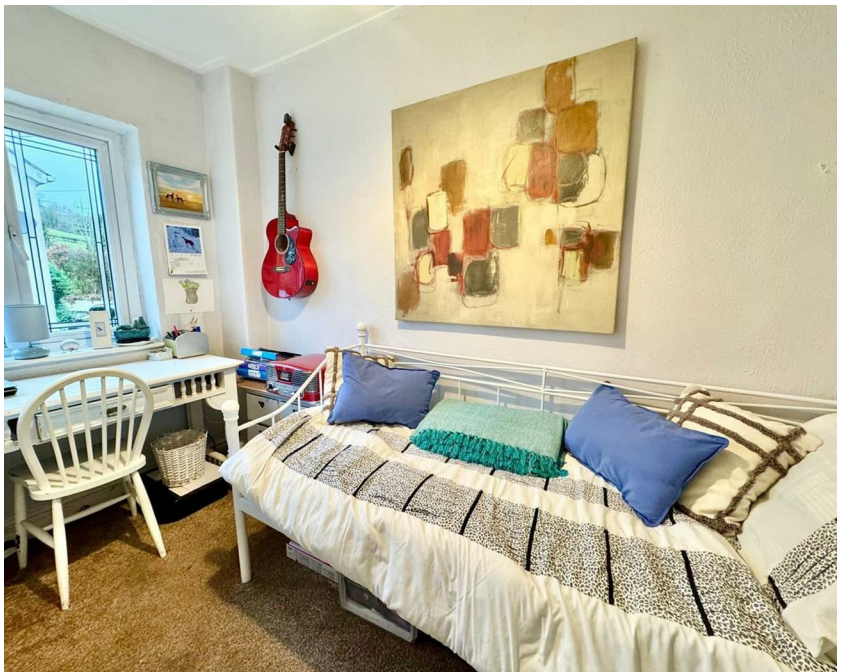
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:

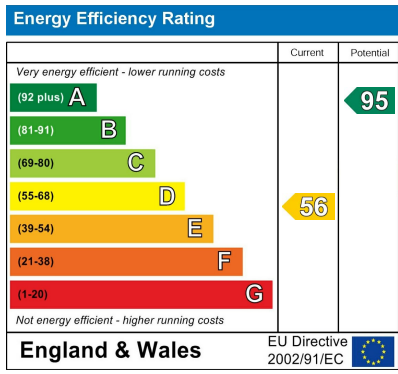
IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence.

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.

Directions

From Llanrwst proceed along the A548 in the direction of Llangernyw after 3½ miles turn right signposted Pandy Tudur and Gwytherin, continue through the village of Pandy Tudur up to the crossroads bearing right at the top and continue approximately 1½ miles into Gwytherin, on reaching the village turn left at the triangle and then first right and the property will be viewed on the left hand side.





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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