

Abbey End Maenan LL26 0UL

£329,950

A beautifully presented, deceptively spacious mews style home in hamlet setting within approximately 2 miles of the traditional market town of Llanrwst in the Conwy Valley.

Viewing highly recommended.

Abbey End forms part of the former farm buildings adjacent to the Maenan Abbey Hotel - a beautiful home offering 4 bedrooms on 2 floors. Character home offering light and airy accommodation with the benefit of large windows attractive garden areas and small brook. Affording reception hall, kitchen, large split level lounge and dining room, 2 double bedrooms and shower a]t ground floor level. Front hallway and staircase leading to 2 further bedrooms, store/study and bathroom at first floor level. Central heating, double glazing, attractive garden areas and parking for 2 vehicles.









Location

Accommodation:

The accommodation affords: (approximate measurements only)

Ground Floor

Reception Hallway:

Concealed high level strip lighting; double panelled radiator; timber and glazed door to outside.

Breakfast Kitchen:

12'5" x 12'7" (3.81m x 3.85m)

Fitted base and wall cupboards with worktop over; 2 bowl single drainer sink; plumbing for dishwasher; corner shelving; uPVC corner windows overlooking outside seating area; double panelled radiator; timber and glazed rear door.

Split Level Lounge and Dining Room: 17'4" x 18'8" (5.3m x 5.71m)

Split level room with upper level ding area with recessed shelving. Step leading down to lounge with attractive recessed fireplace housing multifuel stove with slate hearth; coved ceiling; large walk-in bay window overlooking side garden; double panelled radiator.





Bedroom 1:

10'2" x 13'1" (3.12m x 4m)

uPVC double glazed window overlooking side; double panelled radiator; coved ceiling.

Bedroom 2:

13'1" x 13'11" maximum (4m x 4.25m maximum

uPVC double glazed window overlooking side; 2 radiators; built-in wardrobes and drawer with inset vanity desk ;coved ceiling.

Shower Room:

9'9" x 10'10" (2.98m x 3.32m)

3 piece suite comprising large shower enclosure, pedestal wash hand basin, concealed cistern WC; timber panelling to wainscot level; double panelled radiator; built-in storage cupboard; shaver point; uPVC double glazed window; extractor fan; towel rail.

From Living room door leading to:

Inner Hallway:

Timber and glazed door to side garden; built-in cloaks cupboard; staircase leading off to:

First Floor Level:

Landing:

Bedroom 3:

15'9" x 12'2" (4.81m x 3.73m)

uPVC double glazed window overlooking side enjoying views over garden; double panelled radiator; built-in wardrobe.

Bedroom 4:

7'3" x 9'0" (2.21m x 2.76m)

Double panelled radiator; recessed hanging space; uPVC double glazed window overlooking side elevation.

Store/Study:

8'11" x 5'3" (2.73m x 1.62m)

Floor mounted 'Worcester' boiler; uPVC double glazed window overlooking side; built-in cylinder cupboard.

Bathroom:

6'3" x 6'5" (1.93m x 1.96m)

Panelled bath with mixer tap handheld shower adaptor; low level WC; pedestal wash hand basin; mirror and splash-back; double panelled radiator; uPVC double glazed window.

Outside:

Property has attractive gardens to both sides and small seating area to front for Alfresco dining. Small stream opening onto pond, lawned garden, 2 parking spaces.







Services:

Mains water and electricity are connected to the property. Septic tank is shared drainage with other adjoining properties. Oil fired central heating.

Council Tax Band:

Directions:

Proceed form Llanrwst along the A470 for approximately 1 1/2 to the Maenan Abbey Hotel continue for approximately 50 yards there is a small lane doubling back towards Abbey End.

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.



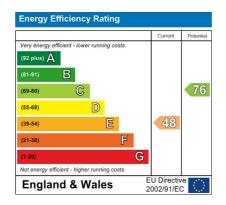












Ground Floor





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Iwan M Williams Estate Agents

5 Denbigh Street Llanrwst Conwy LL26 0LL Tel: 01492 642551

Email: enq@iwanmwilliams.co.uk Web: https://www.iwanmwilliams.co.uk

