



## Coed Bedw

Pandy Tudur LL22 8UL

£379,500

A beautifully presented, extended and re-modelled 3 bedroom family home enjoying edge of village setting with outstanding countryside views.

Coed Bedw offers superb family accommodation with ample off road parking, large well maintained garden, and an attractive rear contemporary sun lounge. Rural village setting with views to front and rear over rolling countryside. Central heating and double glazing. Affording reception hall, lounge, dining room, rear sun lounge, kitchen and utility area, utility/boot room/ study, family bathroom. Side patio and store sheds. Viewing Highly Recommended.



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





## Location

### Accommodation:

The accommodation affords: (approximate measurements only)

### Reception Hall:

UPVC double glazed window overlooking front; double panelled radiator; telephone point; turn and balustrade staircase leading off to first floor level; built in storage cupboard with original pine doors.

### Living Room:

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

Bowed uPVC double glazed window overlooking front with panoramic views over the village towards surrounding hillside; attractive slate surround 'Adam' style fireplace with cast iron inset and slate hearth; open grate; double panelled radiator; wall light points; T.V point.

### Dining Room:

13'5" x 12'11" (4.1m x 3.96m)

uPVC double glazed window overlooking front and side with views; double panelled radiator; feature recessed former fireplace with substantial oak lintel over; raised tiled hearth; cast iron stove; tiled floor; double panelled radiator. Door leading through to:





### Kitchen:

12'11" x 9'10" (3.94m x 3m)

Feature 'AGA' range (oil fired) with tiling; free standing worktops and units with part rustic brick plinths and worktop; tiled floor; porcelain Belfast sink with mixer tap; wall mounted plate rack; display cabinet; uPVC double glazed window overlooking side garden. Open square archway leading through to:



### Utility Room:

10'8" x 5'5" (3.26m x 1.67m)

With fitted base and wall units; cooker point; extractor hood above; plumbing for automatic washing machine and dishwasher; space for fridge freezer; wall tiling; double panelled radiator; stable uPVC double glazed rear door.

### Boiler and Boot Room:

9'6" x 5'10" (2.9m x 1.79m)

UPVC double glazed window overlooking side of property; telephone point; radiator; upstairs storage area; floor mounted boiler for central heating system.

### Sun Lounge:

12'4" x 14'11" (3.78m x 4.57m)

Part vaulted ceiling with inset velux style roof light window. Full height windows to side and rear elevations, corner glazing and sliding patio door onto side sun terrace/patio. Oak flooring feature with fuel store on slate hearth; TV point.



### First Floor

#### Half Landing:

Large uPVC double glazed window overlooking side garden.

#### Landing:

Radiator; built in linen cupboard with slated shelving; original pine door.

### Bedroom No 1:

12'5" x 14'0" (3.79m x 4.29m )

Including en-suite shower room; uPVC double glazed window overlooking front with extensive views to the surrounding countryside; double panelled radiator; built-in wardrobes with sliding mirror doors. Shower En-Suite comprising shower unit, built-in bespoke wash hand basin and W.C; wall mirror; tiling; medicine cabinet; radiator; inset spotlighting; extractor fan.

### Bedroom No 2:

13'1" x 13'5" (3.99m x 4.09m)

Including built-in wardrobes with mirror fronted doors; uPVC double glazed window overlooking front with views; double panelled radiator.





### Bedroom No 3:

13'1" x 6'11" (3.99m x 2.12m)

UPVC double glazed windows overlooking rear of the property; radiator.

### Bathroom:

3 piece suite comprising panelled bath with electric shower above; pedestal wash hand basin; low level WC; double panelled radiator; inset spotlighting; tiled floor.

### Outside:

Beautifully landscaped and well maintained garden comprising lawned area to side and front with established shrubs and plants. Flagged raised patio and greenhouse, small chicken enclosure or vegetable garden. Flagged rear path and side patio for alfresco dining. Brick built garden store shed, ample parking on driveway for several vehicles.

### Services:

We understand that the property benefits from mains water; drainage and electricity. Oil fired central heating.

### 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 Coed Bedw will be viewed on the left hand side in an elevated position.

### 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.



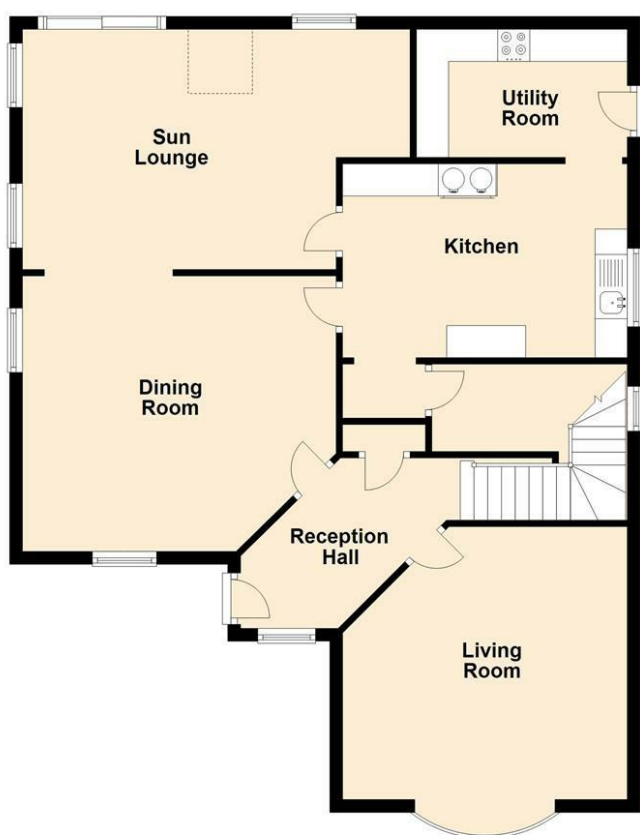




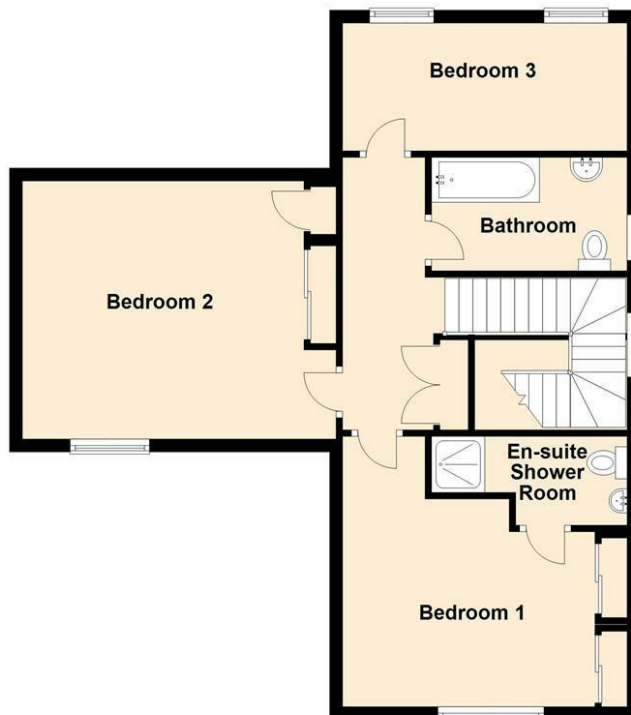


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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