



Glandwr,  
Trefriw Conwy LL27 0JP

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£545,000

A substantial, detached 5 bedroom family home set in beautifully presented grounds, enjoying panoramic views across the Conwy Valley.

VIEWING HIGHLY RECOMMENDED.

Improved and sympathetically modernised character 5 bedroom home offering spacious and light family accommodation with the benefit of off road parking, garage, glazed studio and large well maintained gardens.

Affording Reception Hall, Cloakroom, 2 Reception Rooms, Dining Room, Dining Kitchen, large Utility Room and walk in Pantry, rear passageway, Shower Room, Workshop/store. First floor spacious landing, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Bathroom and Main Bathroom.



## Location

Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is 1 ½ miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south. The coastal towns of Llandudno and Colwyn Bay lie 12 miles north.

### Covered Canopy Front Entrance

Solid timber entrance door leading to Reception Hall, original feature Minton style tiled floor, together with parquet flooring, radiator, picture rail and door leading to downstairs Cloak Room.

Cloak Room 6'0" x 3'2" (1.83m x 0.97m)

Two piece suite comprising low level w.c. and wash basin.

Dining Room 12'0" x 11'9" (3.66m x 3.6m)

Double glazed window overlooking front, enjoying extensive views across the Valley, parquet flooring, picture rail, radiator.

Living Room 16'0" x 11'6" (4.88m x 3.53m)

Triple aspect room with large uPVC double glazed windows enjoying extensive views, feature original fireplace surround, radiator, picture rail, parquet flooring, TV point.

Sitting Room 14'11" x 14'9" (4.57m x 4.52m)

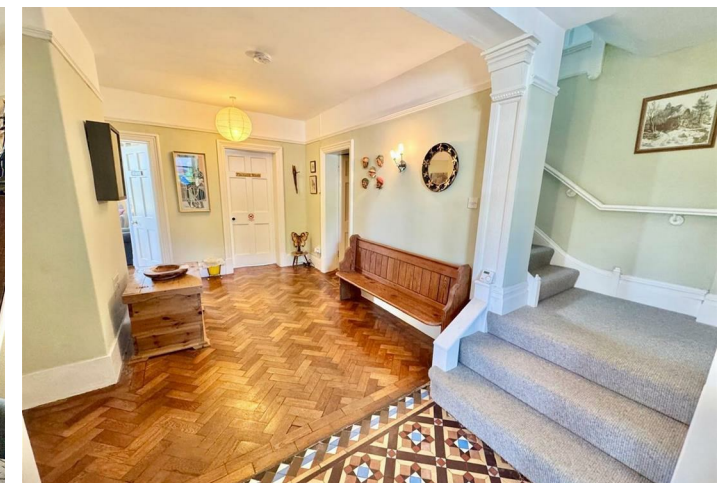
uPVC double glazed door and windows overlooking side garden, picture rail, radiator, parquet flooring.

Dining Kitchen 20'11" x 10'7" (6.4m x 3.23m)

Range of fitted base and wall units with complimentary worktops, central island unit with breakfast bar, space for range cooker and fridge/freezer, plumbing for dishwasher, space for dining table and chairs, double glazed window overlooking rear, tiled floor.

Walk-in Pantry 14'11" x 7'8" (4.57m x 2.34m)

Double glazed window overlooking side elevation, tiled floor, cold shelf running along rear wall.



Utility Room 6'11" x 6'2" (2.13m x 1.88m)

Base units, space and plumbing for washing machine and dryer, inset single drainer sink, window to rear elevation. Doorway leading to inner hall.

Inner Hall 4'11" x 3'2" (1.52m x 0.97m)

Tiled floor, side door leading to front of property.

Downstairs Shower Room

Corner shower cubicle, pedestal wash basin, w.c.

Workshop 14'7" x 10'11" (4.47m x 3.35m)

Tiled floor, power points, door to outside rear.

First Floor

Spacious landing with skylight window, radiator.

Bedroom 1 12'0" x 11'8" (3.66m x 3.56m)

Double glazed window overlooking front enjoying extensive views, radiator.

Bedroom 2 16'0" x 11'9" (4.88m x 3.6m)

Double glazed window overlooking side enjoying views over garden and across the Valley, radiator, TV point.

Bedroom 3 15'1" x 12'0" (4.62m x 3.66m)

Double glazed window overlooking side, radiator, TV point.

Bedroom 4 16'0" x 7'6" (4.88m x 2.3m)

Double glazed window overlooking side elevation, radiator.

Bedroom 5 8'11" x 8'3" (2.74m x 2.54m)

Double glazed window overlooking side, radiator.

Bathroom 14'11" x 6'6" (4.57m x 2.0m)

Four piece suite comprising free standing roll top bath with mixer taps, large shower cubicle, wash basin and w.c. tiled floor and walls, extractor fan, Velux double glazed window overlooking side, built in airing cupboard housing central heating boiler and cylinder.

Bathroom 2 8'0" x 6'6" (2.44m x 2.0m)

Three piece suite comprising panelled bath with shower over, privacy screen, pedestal wash basin, low level w.c. wall and floor tiling, double glazed window.



## Outside

The property stands in substantial grounds in a slightly elevated position from the road, has attractive lawned gardens and terrace leading to a wonderful timber built garden summer house in an elevated position enjoying extensive views across the Valley. To the front of the property there is a parking layby with space for up to 3 or 4 vehicles, car garage with roller shutter doors and uPVC double glazed studio above. The studio would be ideal for an artist or as a separate outside garden room. Large lawned garden with bushes, shrubs and greenhouse. There are various access within the garden with steps leading up to rear woodland.

## Services:

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

## Council Tax:

Band F

## Viewing Llanrwst

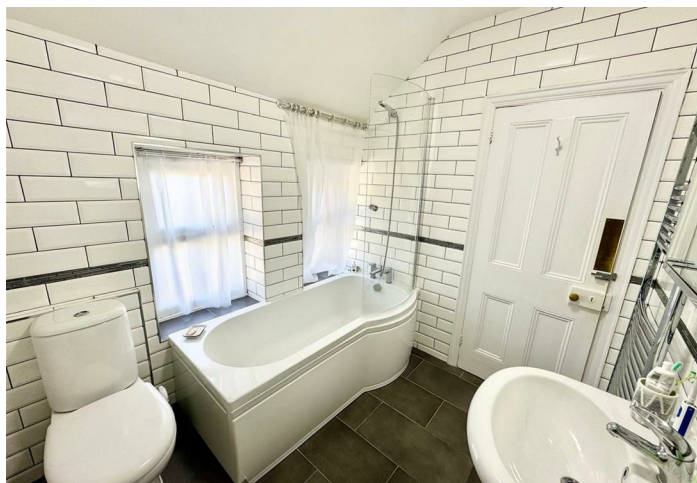
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

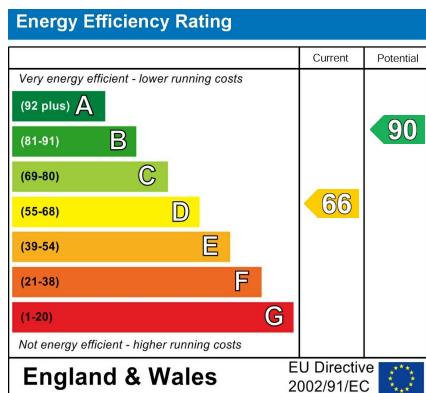
## Proof Of Funds

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.

## Directions:

From the Agent's Office, proceed through the Village of Trefriw, to the Princess Arms, take an immediate fork left towards Trefriw Terrace 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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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