Glanllyn

Melin Y Coed LL26 0SW

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£335,000

A substantial, extended three-bedroom semi-detached cottage occupying a lovely rural position on the outskirts of the sought-after village of Melin-y-Coed.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC Rating - D. Council Tax Band - C.

The property enjoys a peaceful setting adjoining a quiet country lane, surrounded by attractive woodland and open countryside and offers spacious, well-presented accommodation combining original character with modern comforts. Features include uPVC double glazing, oil-fired central heating, attractive beamed ceilings, and a recently refitted kitchen.

The accommodation comprises:
Entrance hall, sitting room, separate living room with French doors opening to the rear garden and feature fireplace with cast iron log burning stove, large open-plan dining kitchen fitted with a range of modern units and integrated appliances.

To the first floor are three good-sized bedrooms, a modern family bathroom with both bath and separate shower, and additional WC.

The property benefits from side carport and hardstanding for parking, together with a further parking area and garden located just across the lane, offering additional space for vehicles, a timber shed and decked seating area enjoying pleasant open views. To the rear is a terraced garden area with stone boundary walls and lawn.

Location

A lovely family home in a most picturesque and accessible setting – approximately 1½ miles from the traditional market town of Llanrwst and just 3½ miles from Betws-y-Coed, the gateway to Snowdonia.

ACCOMMODATION

Entrance Hall 9'10" x 6'11" (3.0 x 2.11)

Composite double-glazed front door leading to a spacious reception area with tiled floor, radiator, and window overlooking the rear of the property.

Sitting Room / Study 11'8" x 9'8" (3.57 x 2.96)

Windows overlooking the side and front elevations. Radiator. Versatile space suitable for use as a sitting room, TV room, or home study.

Living Room 18'11" x 14'9" (5.79 x 4.5)

Accessed from the hallway, this is a generous main reception room with feature fireplace housing a cast-iron multi-fuel stove, beamed ceiling, and double-glazed windows to the front. UPVC double-glazed French doors open onto the rear patio and garden. Radiator.

Dining Kitchen 18'11" x 13'8" (5.77 x 4.17)

Spacious open-plan kitchen and dining area fitted with a range of base and wall units with wood effect worktops. Integrated stainless-steel oven with extractor above, single drainer sink, and plumbing for dishwasher/washing machine. UPVC double-glazed door and window to rear elevation. A central peninsula base unit divides the kitchen from the dining area, which has a double-glazed window to the front. Staircase leading off to the first-floor level.

FIRST FLOOR

Landing

Built-in storage cupboard. Access to bedrooms and bathroom.

Bedroom 1 16'0" x 11'3" (4.9 x 3.44)
Windows overlooking the front and side elevations enjoying pleasant views. Radiator and built-in wardrobe.

Bedroom 2 10'10" x 10'4" (3.32 x 3.16)
UPVC window overlooking the front. Radiator.

Bedroom 3 10'4" x 7'4" (3.15 x 2.26)
Window overlooking the side of the property. Radiator.

Bathroom 8'3" x 7'1" (2.52 x 2.16)
Panel bath, vanity wash basin, and corner shower enclosure with tiled walls. Chrome ladder-style heated towel rail.

Separate W.C.
Low-flush WC

Outside
Covered side carport providing sheltered parking and access to rear courtyard area with flagged patio, outside lean-to, small store and boiler cupboard. Steps lead up to a level grassed garden with seating area overlooking the carport, enjoying an open aspect.

Situated opposite the property across the lane, a large private garden with decking area enjoying open views across fields and a south-westerly sunny aspect. Hardstanding providing parking for several vehicles and a large timber garden store/shed.

Services
Mains water, electricity and drainage. Oil fired central heating.

Council Tax Band
Band C.

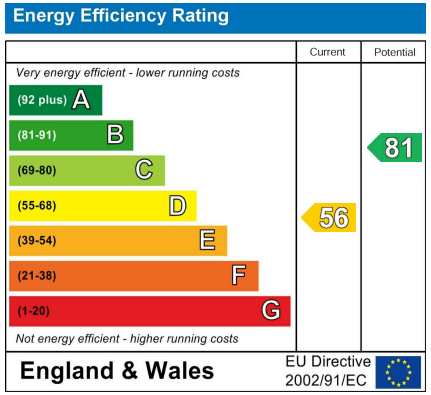
Viewing Llanrwst
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

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

Proceed from Llanrwst towards Betws y Coed, turn left into Nebo Road, continue up Nebo Road over the hump back bridge and up the hill, take first left and into the village of Melin y Coed. Continue straight ahead where the stone bridge bears left, continue up past The Mill and the property will be viewed on left hand side.



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