



Fron and Cefn Ucha

Llangernyw LL22 8RL

£325,000

A rare opportunity to acquire two adjoining properties in an idyllic rural setting on the outskirts of the picturesque village of Llangernyw, nestled within the heart of the Elwy Valley.

Tenure - Freehold. EPC rating- E. Council Tax Band - TBA

Commanding an elevated position with far-reaching countryside views, Fron and Cefn Ucha comprises a substantial four-bedroom detached home together with an attached one-bedroom stone-built cottage (Cefn Ucha), offering excellent potential for multi-generational living, guest accommodation, or a potential holiday let income (subject to consents).

The main house provides spacious accommodation with entrance porch, hallway, two reception rooms, kitchen, utility room, and downstairs cloakroom, along with four first-floor bedrooms and a family bathroom. The adjoining cottage features its own private entrance and includes a lounge, kitchen, bathroom, and bedroom.

Whilst both properties would benefit from a programme of upgrading and modernisation, they offer tremendous scope for improvement and future value. Set within generous, well-maintained gardens and enjoying panoramic views across open countryside, this is an exceptional lifestyle opportunity in a truly tranquil location.



Tel: 01492 642551

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





Location

The Accommodation Affords:
(Approximate measurements only)

From:

Front Entrance Porch

Leading to Reception Hall with uPVC double glazed window, timber and glazed door. Parquet flooring, telephone point, open tread staircase leading off to first floor level.

Lounge

11'2" x 12'0" (3.41m x 3.68m)

Tiled fireplace surround and hearth, t.v. point, uPVC double glazed window overlooking front enjoying views, hardwood timber flooring.

Study

7'1" x 4'0" (2.16m x 1.24m)

Timber flooring, uPVC double glazed window overlooking rear.

Dining Room

13'9" x 11'1" (4.2m x 3.39m)

Parquet flooring, uPVC double glazed window overlooking front and side enjoying extensive views, radiator.



Kitchen

8'3" x 13'8" (2.53m x 4.19m)

Base and wall units with complimentary worktops, double drainer sink, uPVC double glazed window overlooking rear, parquet flooring, electric cooker point.



Freezer Store

7'1" x 5'7" (2.17m x 1.71m)

Freezer Store / Walk-in Larder. Electric fuse cupboard, space for fridge and freezer, floor mounted gas central heating boiler.

Rear Entrance Porch

uPVC double glazed door, single glazed window.

Utility Room

4'11" x 4'8" (1.51m x 1.43m)

Plumbing for automatic washing machine, uPVC double glazed window.

Downstairs Cloakroom

5'7" x 4'11" (1.71m x 1.5m)

Low level w.c. pedestal wash hand basin, half tiled walls.

First Floor Level

Landing

Built in airing cupboard with cylinder and linen shelving.

Bedroom 1

15'1" x 9'10" (4.61m x 3.0m)

Twin aspect uPVC double glazed windows enjoying extensive views, recessed wardrobe with sliding doors.



Bedroom 2

13'10" x 12'11" (4.24m x 3.94m)

uPVC double glazed window overlooking front enjoying extensive views, radiator, doorway with access leading up to loft space.

Bedroom 3

13'1" x 11'3" (4.0m x 3.45m)

Radiator, uPVC double glazed window overlooking side and rear enjoying panoramic views.

Bedroom 4

12'6" x 8'3" (3.82m x 2.54m)

Radiator, uPVC double glazed window and extensive views.



Bathroom

8'3" x 9'6" (2.54m x 2.92m)

Three piece suite, comprising bath, pedestal wash hand basin, low level w.c. tiled walls, radiator, uPVC double glazed window to rear.

Cefn Ucha

Lounge

12'8" x 12'2" (3.87m x 3.71m)

uPVC double glazed window overlooking front, balustrade staircase leading off to first floor level, electric meter, door to front elevation.

Kitchen

8'1" x 6'4" (2.47m x 1.95m)

Single drainer sink with mixer tap, plumbing for washing machine, electric cooker point, built in cupboard housing cylinder.

Bathroom

Bath with electric shower above, uPVC double glazed window to side elevation, pedestal wash hand basin.

First Floor

Bedroom 1

12'2" x 11'7" (3.72m x 3.55m)

Vaulted ceiling, uPVC double glazed window overlooking front enjoying views.

Outside

The properties, Fron and Cefn Ucha stand in a sizeable plot, extending mainly to both sides of the properties with a large established grassed garden with a variety of established shrubs and plants. Oil fired central heating provided to Fron.

Services

We understand the property benefits from mains water, electricity and septic tank drainage.

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.

Council Tax

Directions

From the Agent's Office, continue on the A543 towards the village of Llangernyw, before entering the village, turn right over a small bridge and continue past the farm, bearing sharp left to arrive at a junction. Turn right at the newly built



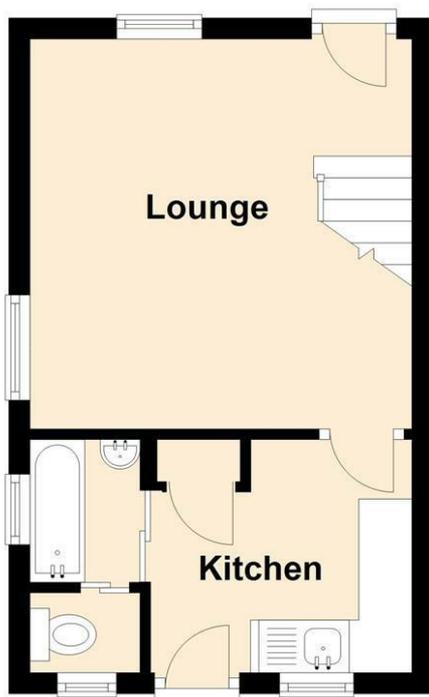


house on the right hand side, continue up the hill and the property will be viewed on the right hand side. If using Sat Nav use postcode LL22 8RL.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 opinion must be treated as given on the same basis as these particulars.

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