

Y Graig

Llangernyw LL22 8PR

£349,000

A split level 3 bedroom detached family home set in approx 1.2 acres in a delightful edge of village setting commanding extensive countryside views.

VIEWING RECOMMENDED

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





Individually designed, built and owned by the current owners since the 1960's , now offered to the open market for the first time. A superb project for someone wishing to re-model, extend or simply modernise to create a wonderful family home in a convenient yet semi rural edge of village setting, surrounded by open countryside. In addition to the gardens there is also a single enclosure field extending to approximately 1.2 acres with its own separate gated access which has future planning potential for a prime development plot with stunning panoramic views. . Affording Entrance Porch, split hallway, Lounge, Dining Kitchen, rear Hall, Office, 3 Bedrooms and Bathroom. 2 Car garages, ample parking, oil central heating and part double glazing.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Llangernyw is a popular rural village conveniently situated approximately 20 minutes drive from the North Wales Coast and the Mountains of Snowdonia. The village has small shop, excellent village inn serving traditional food. A thriving primary school, village hall with numerous activities, church and chapels.



Integral Front Entrance Porch

Timber front door with further timber and glazed door leading through to split level landing. From here steps lead down to the lower ground level where the lounge, bedrooms and bathroom are situated. Turn staircase leads up to upper level bedroom and door to your left leads to the Dining Kitchen and rear section area.

Lower level inner Hallway

Two radiators, built in cloaks cupboard.

Lounge

16'11" x 11'10" (5.16m x 3.63m)

Two radiators, secondary double glazed windows overlooking side elevation enjoying extensive views, parquet timber flooring, recessed fireplace surround with tiled inset and hearth, open fire, wall lights, TV point, aluminium double glazed door and window leading to front of property, dimmer switch.



Bedroom 1
9'0" x 13'8" (2.76m x 4.17m)
Secondary double glazed window overlooking side and rear elevation enjoying views, radiator.

Bedroom 2
10'7" x 7'10" (3.23m x 2.4m)
Radiator, secondary double glazed window overlooking side.

Bathroom
Three piece suite comprising panelled bath with shower above, vanity wash basin and concealed cistern w.c. wall tiling, mirror and light point, uPVC double glazed window, chrome towel rail, radiator. Built in airing cupboard with radiator and shelving.

Main Hallway
Access leading through to Dining / Kitchen. Cupboard leading to eaves / roof storage / store room providing ample space, light connected.

Dining / Kitchen
19'0" x 9'1" (5.81m x 2.78m)
Dining area with radiator, secondary double glazed window overlooking front of property. Kitchen; fitted range of base and wall units with complimentary worktops, 1.5 bowl sink, electric cooker point, concealed filter extractor, secondary double glazed window overlooking rear enjoying views towards the surrounding countryside and village. Walk in larder cupboard and plumbing for washing machine.

Rear Hallway
Radiator, cloakroom, timber rear door.

Office
9'10" x 6'6" (3.0m x 2.0m)
Radiator, uPVC double glazed window overlooking front. Doorway leading to attached car garage.

From Main Hallway
Further staircase leading up to first floor landing with vaulted ceiling.

Bedroom 3
13'6" x 9'10" (4.14m x 3.0m)
Radiator, uPVC double glazed window overlooking side elevation enjoying extensive views, built in wardrobes and eave storage cupboards.

Attached Car Garage
16'4" x 16'4" (4.99m x 5.0m)
With direct access from rear hallway, roller shutter door, window overlooking rear, built in store housing Worcester oil central heating boiler.







Outside

The property is situated on the outskirts of the village in a delightful slightly elevated setting, enjoying extensive views. Splayed access leads to hardstanding for parking, two car garages, grassed garden to side and rear. In addition to the gardens, there is approximately 1.2 acres land extending away from the house and including an upper level area with separate roadside access.

Services

Mains water, electricity, sewerage and drainage are connected to the property, oil fired central heating.

Agent's Note:

Please note that the single enclosure field land will be subject to an 'overage clause'. In the event of planning consent for development being granted within next 20 years, the current owners will be entitled to claim 50% of the uplift in value. Please ask the agent for clarification.

Restrictive covenant for Y Graig (and any future additional dwelling(s) to be an owner-occupied property.

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

Band D.

Directions

On approaching the village of Llangernyw from the direction of Llanrwst, the property will be viewed on the left hand side in a slightly elevated position from the road.



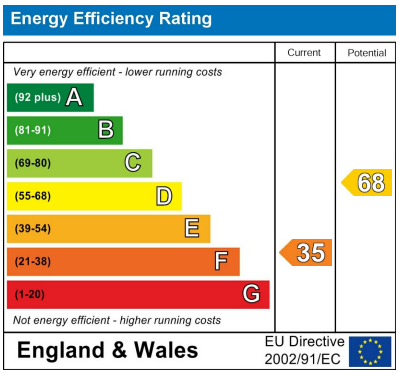














These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued 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.

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