



## 7 Maes Yr Hafod

Glasfryn Cerrigydrudion LL21 0SH  
£189,500

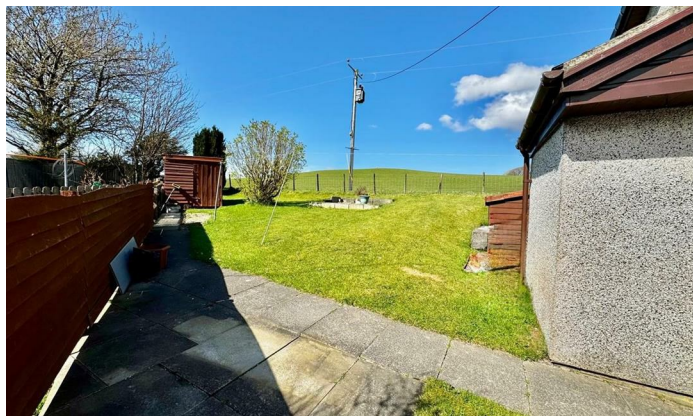
A spacious three-bedroom semi-detached former local authority residence, enjoying an open rural outlook to both front and rear, situated within a small established cul-de-sac just off the A5 between Cerrigydrudion and Pentrefoelas.

Tenure: Freehold. Council Tax - B. EPC Rating - TBC

The property benefits from generous gardens and a pleasant countryside setting, making it an ideal family home with scope for modernisation.

Briefly comprising an entrance hall, spacious through lounge/dining room, breakfast kitchen, rear entrance/utility area and ground floor cloakroom. To the first floor are three bedrooms and a box room, together with a family bathroom.

The property occupies a large corner plot with gardens extending to the front, side and rear. The rear backs onto open farmland, while the front benefits from far-reaching countryside views. Communal parking is available nearby.



Tel: 01492 642551

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



## Location

Conveniently positioned alongside the A5 on the rural edge of the village, the property is within easy reach of local shops, schools and amenities, as well as the surrounding countryside of North Wales and Snowdonia National Park. An excellent location for exploring coast and country alike.

### Outside

The property is set within good-sized gardens extending to the front, side and rear, predominantly laid to lawn and bordered by hedging and fencing. The rear enjoys direct access onto open farmland, while the front benefits from far-reaching countryside views. Communal parking is available nearby.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance Porch

uPVC double glazed door and window, cloak hooks, telephone point, staircase leading off to first floor level.

### Lounge / Dining Room

23'11" x 10'10" (7.3m x 3.31m)

Feature brick fireplace surround with side plinths, enclosed solid fuel stove, which provides for central heating, (not tested), dado rail, TV point, coved ceiling, radiator, doorway leading through to Breakfast Kitchen.

### Breakfast Kitchen (L shaped)

11'7" x 10'6" (3.54m x 3.21m)

Fitted range of base and wall units with complementary worktops, plumbing for automatic washing machine, single drainer sink with mixer tap, electric cooker point, filter extractor, hob, uPVC double glazed window overlooking rear, wall tiling, radiator, built-in larder cupboard.



Rear Entrance Porch  
uPVC double glazed side door.

Utility Room  
7'11" x 6'0" (2.43m x 1.83m)  
Space for fridge/freezer, plumbing for automatic washing machine, shelving.

Downstairs Cloak Room  
Wash basin, w.c.

First Floor  
Landing, access to roof space.

Box Room  
5'6" x 2'9" (1.68m x 0.85m)  
uPVC double glazed window overlooking side elevation.

Bedroom 1  
14'10" x 10'11" (4.54m x 3.34m)  
uPVC double glazed window overlooking front enjoying extensive views, built-in wardrobe and airing cupboard with cylinder.

Bedroom 2  
14'10" x 7'3" (4.54m x 2.22m)  
uPVC double glazed window overlooking front enjoying extensive views, built-in storage cupboard, radiator.

Bedroom 3  
10'10" x 8'10" (3.31m x 2.7m)  
uPVC double glazed window overlooking rear of property with views towards farmland, radiator, built-in wardrobe.

Bathroom  
Three piece suite comprising; panelled bath, shower above, pedestal wash handbasin, low level w.c. half tiled walls, uPVC double glazed window overlooking rear of property.

Services  
Mains water, electricity and drainage are connected to the property, solid fuel central heating (not tested).


Viewing  
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.

Council Tax Band  
Conwy County Borough Council tax band - B

Directions  
Proceed along the A5 from Betws y Coed for approximately 5 miles towards Pentrefoelas. Continue through the village of Pentrefoelas out towards Cerrigydrudion, the next village is Glasfryn. The property is located on the left hand side in a cul-de-sac set back from the road.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## Iwan M Williams Estate Agents

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

