



Shimdda Hir
Trefriw LL27 0RJ



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£365,000

A distinctive split-level three bedroom detached Alpine-style house enjoying exceptional panoramic views across the Conwy Valley, set in an elevated position on the edge of the popular village of Trefriw.

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

Built in an appealing Alpine style, the property provides a wonderful sense of light and space, with the principal living accommodation situated on the upper floor to maximise the far-reaching outlook. The open-plan living, dining and breakfast kitchen creates an excellent everyday living space, with doors opening onto a decked balcony/terrace extending along the rear elevation, providing an ideal spot for relaxing or entertaining whilst enjoying the panoramic countryside views.

To the lower floor, the accommodation includes a particularly generous main bedroom, formerly two bedrooms and now combined to create an impressive principal suite, together with bedroom two and a family bathroom. In addition, there is a useful utility room/ bed 3, rear sun porch, and an integral garage with overhead storage.

The property benefits from gas central heating and double glazing, and externally offers private seating areas and attractive surroundings which complement the spectacular outlook across the valley.

VIEWING HIGHLY RECOMMENDED



Location

Conveniently located for the centre of Trefriw and its range of local amenities, the property is also within approximately 3 miles of Llanrwst and some 7 miles from Betws-y-Coed, making it well placed for enjoying all that the Conwy Valley and Eryri/Snowdonia National Park have to offer.

Accommodation:

Approximate Measurements Only:

uPVC double glazed front door leading to:

Reception hall:

Split staircase leading up to open plan living area's and stairs down to lower ground bedroom area. Built in cloaks cupboard along one wall, radiator.

Stairs leading to the open-plan lounge and dining 29'3" x 16'9" (8.93 x 5.13)

Lounge:

Feature stone fireplace surround with raised hearth, double-panelled radiator, TV point, coved ceiling, wall lights, sealed double-glazed window overlooking the front, and window and door leading onto the side balcony, enjoying panoramic views across the Conwy Valley.

Dining Area:

Double paneled radiator, double glazed window looking rear enjoying views, breakfast kitchen, fitted range of base and wall units with complementary work tops, bosh oven four plates, ceramic hob and canopy extractor above. Single drainage sink with mixer tap, double glazed window looking and side elevation enjoying views, coved ceiling, breakfast bar, integrated fridge freezer.

From reception hall, access to utility room or pre 11'10" x 9'3" (3.61 x 2.83)

Base units, and tall cupboard with complementary work tops and inset sink, plumbing for automatic washing machine and space for dryer, coved ceiling, radiator, double glazed door leading to:



Rear Sun Porch: 9'4" x 4'8" (2.86 x 1.43)
uPVC double glazed with Polly carbonate roof and access on to rear garden and decking.

Lower ground floor:

Hallway:
Double-panelled radiator and understairs storage area.

Cloakroom:
Low level WC, and wash basin, half tiled walls.

Bathroom: 7'4"x 9'3" (2.26x 2.84)
Panelled bath, pedal stool washing basin, low level WC, wall lights, shower enclosure, double glazed window looking side, double panelled radiator.

Bedroom 1: 14'11"x 16'11" maximum (previously two bedrooms no (4.57x 5.17 maximum (previously two bedrooms now fo)
Two double panelled radiators, vanity wash basin, double glazed windows over looking rear enjoying views. Door leading onto:

Front terrace and patio:
Wall lights, coving.

Bedroom 2: 12'9" x 8'10" (3.89 x 2.7)
Range of built in wardrobes and dressing table, draw units, double paneled radiator, double glazed window over looking rear.



Outside

The property is approached via a tarmac driveway providing ample off-road parking and access to an attached garage with up-and-over door, power, light, overhead storage, and rear door and window.

The gardens are a particular feature of the property, being well established and attractively landscaped, set on a sloping plot with a variety of mature shrubs, plants and hedging providing colour and privacy throughout the seasons.

To the rear and side elevations there are terrace areas and a balcony seating area, ideally positioned to take full advantage of the far-reaching, uninterrupted views across the Conwy Valley. These outdoor spaces provide excellent areas for seating and entertaining.

Services:

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

Viewing Llanrwst

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

Council Tax Band

Conwy County Borough Council tax band - E

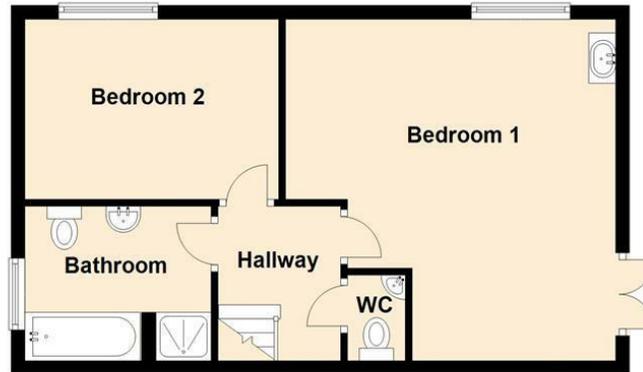
Proof Of Funds

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.

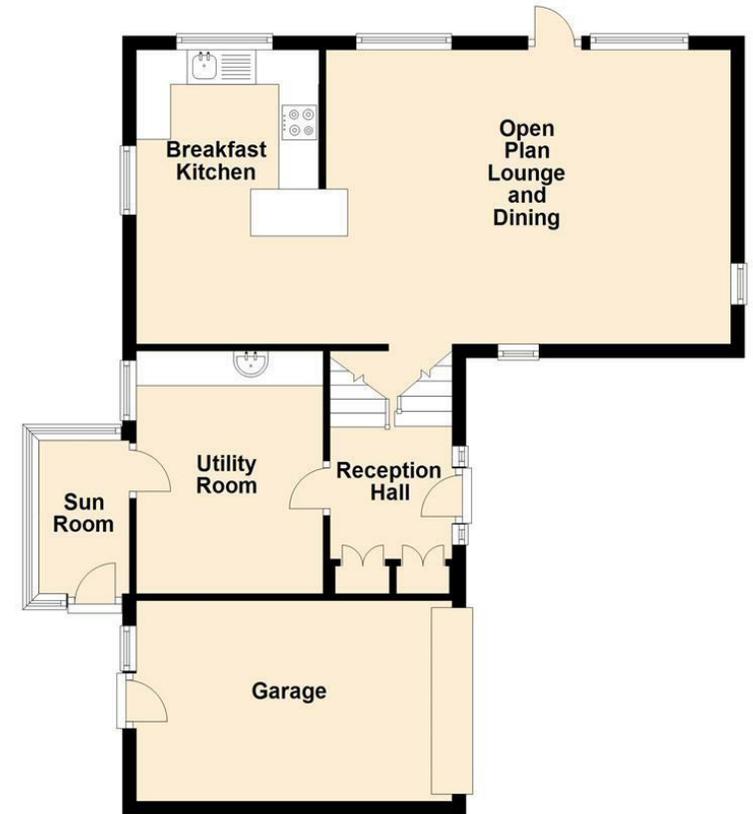


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Lower Ground Floor



Ground Floor



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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