

1 Tan Y Fedw

Trefriw LL27 0JW

£124,950

A beautifully presented character semi-detached cottage, ideally situated on the outskirts of the village centre, enjoying an attractive landscaped terraced garden to the side and pleasant views to the front.

Tenure: Freehold. EPC - D. Council Tax Band: B.





The property is conveniently located close to the main road leading into the village, allowing easy access to local amenities and everyday facilities. Retaining much of its charm and character, the cottage benefits from uPVC double glazing and central heating, together with appealing period-style features including an inglenook-style fireplace and exposed beams.

The accommodation includes a Lounge with Dining area, fitted kitchen with integrated appliances, whilst to the first floor there are two bedrooms and a bathroom.

This is a delightful home of considerable character, offering comfortable accommodation in a convenient village setting.

Viewing Recommended

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

The property is conveniently located within walking distance of village amenities and provides excellent access to a network of popular local walks, making it particularly appealing to those seeking a lifestyle close to nature. Trefriw is a small village set in the beautiful Conwy Valley approx 3 miles from Llanrwst and 7 miles from Betws y Coed.



The Accommodation Affords:

(Approximate measurements only)

Entrance Hall:

UPVC double glazed door and window.

Living Room:

11'6" x 15'1" (3.52m x 4.60m)

Feature stone Inglenook style fireplace housing multi fuel cast iron stove on slate hearth; uPVC double glazed window overlooking front enjoying open aspect; timber flooring; TV point. Built in cupboards to alcove.



Kitchen:

8'7" x 15'1" (2.62m x 4.60m)

Newly fitted range of modern base and wall units with complementary worktops; stainless steel oven; four ring gas hob and glass and stainless steel canopy extractor over; stainless steel sink with mixer tap; plumbing for washing machine; integrated dishwasher; radiator: uPVC double glazed window and door. Stairs leading off to first floor level.

First Floor Landing:

Bedroom 1:

9'11" x 15'1" (3.03m x 4.60m)

UPVC double glazed window overlooking front with views; radiator. Feature fireplace surround.

Bedroom 2:

10'2" x 6'5" (3.11m x 1.97m)

UPVC double glazed window overlooking side elevation; radiator.

Bathroom:

Three piece suite comprising bath with shower over; low level W.C; pedestal wash hand basin; tiled walls; radiator; uPVC double glazed window to rear.

Outside:

Side garden with sun terracing providing seating areas enjoying views across the valley.

Services:

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

Directions:

Proceed into the village of Trefriw, continue along towards Princess Arms and the property will be viewed on the left hand side overlooking open fields.

Viewing Llanrwst

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

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.

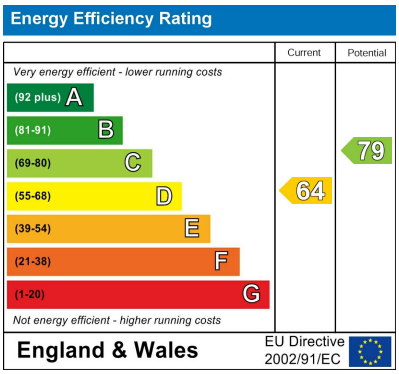
Council Tax:

Band B.









Ground Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



First Floor

Approx. 28.2 sq. metres (304.1 sq. feet)



Total area: approx. 58.4 sq. metres (629.1 sq. feet)

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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