



Canol Y Pentre
Trefriw LL27 0UQ



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Trefriw LL27 0UQ

£345,000

A beautifully refurbished 3 bedroom semi-detached home in an elevated position within the popular village of Trefriw, enjoying far-reaching views across the Conwy Valley.

Viewing Recommended.

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

This substantial property has been tastefully modernised in recent years to create a spacious and comfortable family home, blending modern conveniences with charming village living. Ideally positioned within walking distance of local amenities and scenic walks, the home benefits from uPVC double glazing, gas central heating and a delightful small enclosed garden.

The accommodation comprises:

Front entrance porch leading into a spacious reception hall with attractive wood-effect flooring; a generous lounge featuring a large front window and inset log burner set within a slate hearth and timber mantle; large dining kitchen fitted with modern shaker-style units, integrated appliances, wood-effect worktops, and a breakfast bar area enjoying views over the valley; useful utility room with additional storage and work surfaces, shower and WC.

First Floor – Three double bedrooms, including a principal bedroom with en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Attractive rear garden laid to lawn with established borders, a raised decked seating area, and a timber garden shed. The property is elevated, offering outstanding panoramic views across rooftops to the surrounding countryside.



Location

Located in the heart of Trefriw, this home offers convenient access to the neighbouring villages and towns, local shops, cafés, and popular walking routes through the Crafnant Valley.

The Accommodation Affords:
(Approximate measurements only)

Entrance Porch

uPVC double glazed door and window, cloak hooks, doorway leading to inner hallway.

Inner Hallway 10'5" x 8'8" (3.19m x 2.66m)

Turned balustrade staircase leading off to first floor level, understairs storage cupboard, double panel radiator, laminated floor.

Lounge 15'7" x 15'6" (4.77m x 4.74m)

Recessed fireplace with oak surround and hearth, uPVC double glazed window overlooking front of property, display recess, TV point, coved ceiling.

Dining Kitchen 11'8" x 13'1" (3.57m x 4.0m)

Fitted range of base and wall units with solid oak worktops, 1.5 bowl sink, range cooker with canopy stainless steel extractor above, breakfast bar, double panel radiator, integrated fridge/freezer, inset lighting, uPVC double glazed window enjoying valley views.

Utility & Shower Room 11'10" x 8'10" (3.62m x 2.7m)

Tiled floor, walk-in shower with screen, electric shower, base units with worktops over, plumbing for automatic washing machine and space for dryer, low level w.c. inset lighting, uPVC double glazed window.

First Floor

Built-in linen / airing cupboard on half landing, radiator.



Bedroom 1 (including en-suite) 17'3" x 11'10" (5.27m x 3.61m)

Built-in wardrobe, double panel radiator, uPVC double glazed windows overlooking side and rear enjoying extensive views.

En-suite - shower enclosure, concealed cistern w.c. vanity washbasin, mirror, extractor fan.

Bedroom 2 11'10" x 10'3" (3.61m x 3.14m)

Built-in wardrobe, uPVC double glazed windows enjoying extensive valley views, radiator.

Bedroom 3 11'9" x 9'6" (3.6m x 2.91m)

uPVC double glazed window enjoying views, recess storage cupboard and shelving. Loft access with drop down ladder.

Outside

The property has an attractive raised garden area with outside seating, grassed areas and shrubs, summer house and patio.

Viewing

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

Proceed into the village centre of Trefriw, over the bridge



by the Mill and turn first left up the hill and then first right and the property will be viewed on the left hand side.



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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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 option must be treated as given on the same basis as these particulars.

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