Pen Y Bryn

Llanrwst LL26 0TN

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£465,000

A beautifully presented detached country cottage occupying an idyllic, elevated setting, enjoying panoramic views across the Conwy Valley.

Tenure- Freehold Council Tax- D EPC-E

Originally a traditional double-fronted stone cottage, the property has been substantially extended in a sympathetic contemporary style, creating an impressive and versatile home which blends considerable character with modern-day comfort. Notable features include exposed beams, a stone fireplace with a multi-fuel stove, double-glazed windows and oil-fired central heating.

At the heart of the home is a high-quality fitted kitchen with an Aga and integrated appliances, together with an impressive open-plan living area featuring full-height windows that frame the extensive countryside views. The accommodation also includes a principal bedroom with en-suite facilities, 2 further bedrooms and a luxurious family bathroom.

Outside, there is an attractive side courtyard, ideal for alfresco dining and entertaining, together with a lawned rear garden. The substantial wooded grounds extend down towards a stream, creating a wonderfully private and tranquil setting. A detached garage with power and lighting, together with ample off-road parking, completes this exceptional country home

VIEWING HIGHLY RECOMMENDED

Location

Situated approximately 1.75 miles from the market town of Llanrwst and 4 miles from the popular tourist destination of Betws-y-Coed, within the picturesque Snowdonia National Park.

The Accommodation Affords:

(Approximate measurements only)

Sitting Room 13'6" x 11'1" (4.13m x 3.4m)

Feature deep recessed inglenook style fireplace with oak lintel over, multi-fuel stove, uPVC double glazed window to front, open rafter ceiling, staircase leading off to first floor level.

Open plan Dining Kitchen & Living Room 21'6" x 19'0" maximum (6.57m x 5.8m maximum)

Enjoying extensive views down the Conwy Valley with three floor to ceiling glazed windows overlooking rear elevation.

Kitchen - range of fitted base and wall units, two oven 'Aga' in pewter (2003), central island with granite worktop, inset Franke stainless steel sinks with mixer tap, hand held shower fitting. Tall cupboard housing American style fridge with plumbing. Integrated dishwasher, wall tiling.

Dining area; with ceramic floor, floor to ceiling windows overlooking rear, French doors leading onto side courtyard.

Sitting room with range of built-in cupboards and book shelving along one wall, inset spotlighting, picture lights, TV point, ceramic tiled floor, feature 'Waterford' multi-fuel enamel stove with antique delft tiled surround.

Inner Hallway

Downstairs Cloak Room

Low level w.c. vanity unit, chrome ladder style towel rail, picture light.

Downstairs Bedroom with En-Suite 11'3" x 9'10" (3.45m x 3.0m)

TV point, Velux double glazed window, radiator, French doors leading onto gravelled courtyard.

Outside Utility Room

Plumbing for automatic washing machine, space for tumble dryer, oil fired central heating boiler, radiator, base and wall cupboards, Franke sink with mixer tap, Velux window.

Downstairs Main Bathroom

Luxury bathroom fitted with bespoke cupboards and shelving, white w.c. vanity unit and corner bath, radiator, shaver point, uPVC double glazed window.

First Floor

Galleried Bedroom 2 / Study 13'5" x 11'0" (4.1m x 3.37m)

(currently used as Sitting Room and Study), Velux window and blind, TV point, built-in book case, uPVC double glazed window, radiator, vaulted ceiling.

Bedroom 3 13'6" x 7'9" (4.12m x 2.38m)

uPVC double glazed window and Velux double glazed window overlooking front, TV point, telephone point, radiator, fitted wardrobes, uPVC double glazed window, vaulted ceiling.

Outside

The property commands an idyllic elevated setting, set within it's own grounds with side driveway and ample parking behind large timber doors. Enclosed cottage style garden with a variety of shrubs and plants, fenced boundary. Large lawned rear garden with shrubs, attractive gravelled courtyard area with outside lighting, ideal for al-fresco dining and entertaining.
In addition to the main garden there is also a wooded area located across the Council country lane and space for approximately 3 vehicles on the upper level with additional lower level hardstanding and garage and workshop approximately 20 x 16 locate at the lower level with power and light connected. Extensive wooded grounds running down to a small stream.

Services

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

Viewing Llanrwst

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

Proof Of Funds

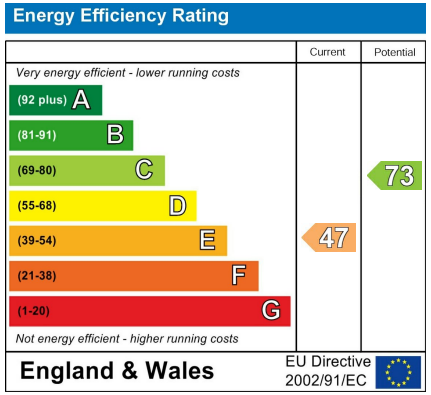
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport 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.

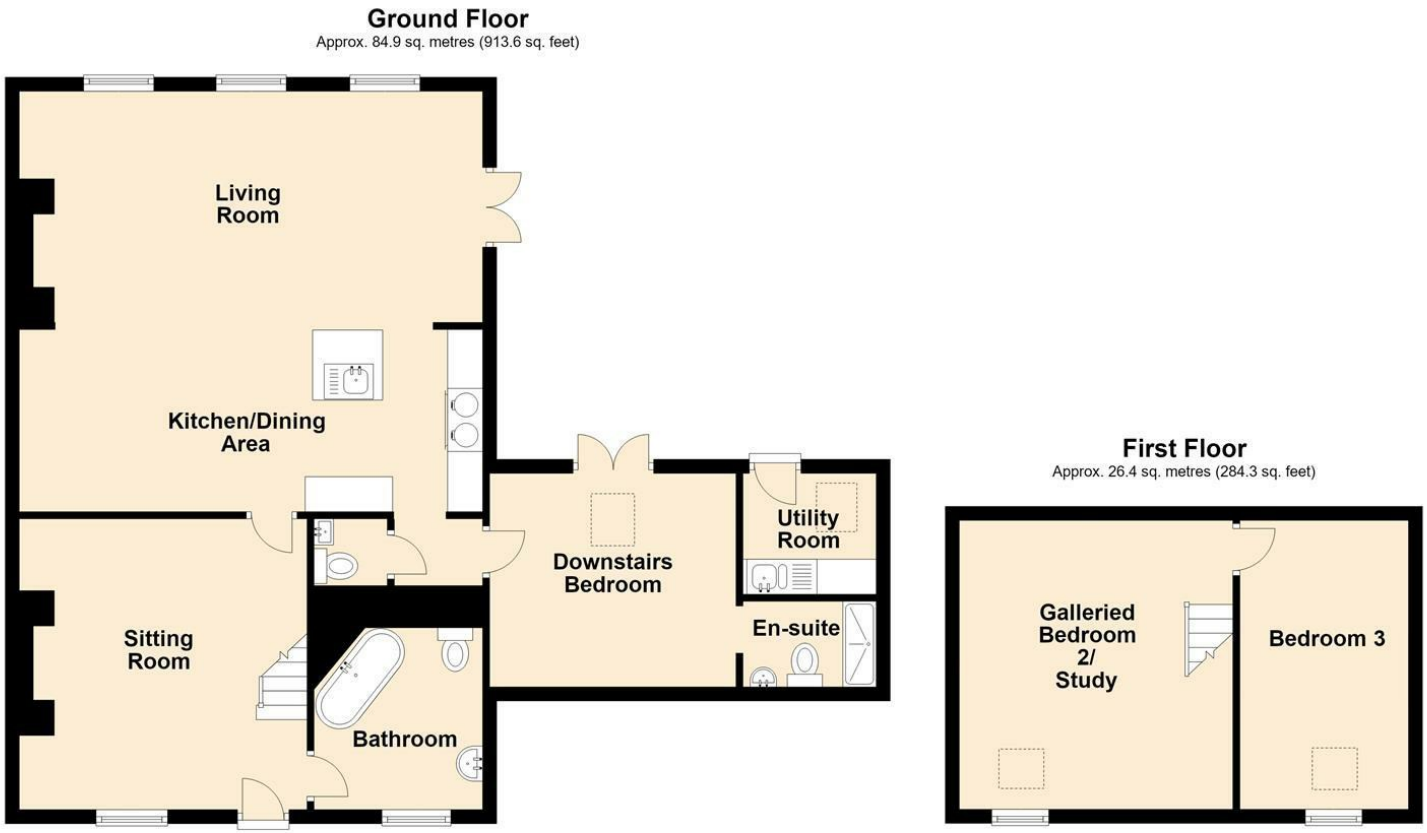
Council Tax

Band-D

Directions

From Llanrwst travel South towards Betws y Coed along the A470, past the Meadowvale Garage on the right and ignore the next left turning. Continue past the layby and take the next left turning immediately before Bryn Derwen (formerly Ffin y Parc) and continue along this lane to the junction with the farm on the right, turn right and next left towards Nant y Rhiw. Follow this lane to the top of the hill and take the left turning over a stone bridge and climb sharply past the chapel on the corner and Pen y Bryn is the next property on the left hand side.





Total area: approx. 111.3 sq. metres (1197.9 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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