



Golygfa Mynachdy

Trefriw LL27 0JS

£395,000

A traditional double-fronted detached residence, set in a semi rural position on the outskirts of Trefriw and Dolgarrog villages, enjoying delightful views and extensive gardens with outbuildings.

Tenure - Freehold. EPC rating- F. Council Tax Band - G

This attractive 4-bedroom country property offers a wonderful opportunity to acquire a spacious and characterful home set in a semi-rural location, surrounded by natural beauty and with convenient access to the Conwy Valley.

The property has been extended to one side, now providing flexible family accommodation with a layout comprising: entrance hallway, large lounge with fireplace, beautifully appointed kitchen/diner with feature fireplace, light-filled conservatory overlooking the garden, ground floor bedroom with en-suite shower room. Upstairs, are three further bedrooms and family bathroom

Externally, the property sits within generous level gardens, including a well-maintained lawned area and wildlife garden. A range of block-built outbuildings used as home offices, workshop and stores.

This is an ideal home for those seeking a lifestyle change.

Viewing Recommended



Tel: 01492 642551

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





Location

Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is approx 2 miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south. The coastal towns of Llandudno and Colwyn Bay lie approx 14 miles north.

The Accommodation Affords
(Approximate measurements only):

Rear Entrance Porch:

UPVC double glazed door; wash basin; tiled floor.

Lounge:

14'5" x 16'11" (4.4 x 5.16)

Feature 'Adam' style fireplace surround; cast iron inset with open fireplace and granite hearth; telephone point; two radiators; TV point; corner recess shelving and coving. UPVC double glazed window to front elevation.



Dining Kitchen:

16'8" x 11'5" (5.1 x 3.5)

Fitted range of base and wall units with complementary worktop; single drainer sink with mixer tap; range master cooking range and canopy extractor above; cast iron fireplace surround; radiator; integrated dishwasher, washing machine and fridge and freezer.

Conservatory:

11'9" x 10'2" (3.6 x 3.12)

UPVC double glazed windows and french doors leading onto front of the property. Tiled floor.

Ground Floor Master Bedroom:

13'0" x 15'2" (3.98 x 4.64)

Range of built-in bedroom units comprising wardrobes with overhead storage and shelving; built-in dressing table; sliding uPVC double glazed doors leading onto front of the property; double panelled radiator.



En-suite Shower Room:

11'1" x 6'1" (3.4 x 1.87)

Tiled floor; concealed cistern WC and vanity wash basin; large shower enclosure with electric shower; uPVC double glazed window to rear; built-in cupboards housing 'Glow Worm' central heating boiler and shelving; linen cupboard.

FIRST FLOOR

Spacious Landing:

UPVC double glazed window; radiator; access to roof space.

Bedroom No 1:

8'9" x 9'7" (2.69 x 2.94)

UPVC double glazed window overlooking front enjoying extensive views; radiator.



Bedroom No 2:

10'10" x 7'8" (3.31 x 2.35)

Overlooking rear of the property; radiator.

Bedroom No 3:

16'10" x 10'9" (5.14 x 3.29)

(Currently used as study) UPVC double glazed window overlooking front of the property; two radiators recessed shelving into alcoves.

Bathroom:

Three piece suite comprising panelled bath with electric shower above; low level W.C; pedestal wash hand basin; radiator; wall tiling; folding shower screen.



Outside:

The property stands in large grounds with private driveway leading to hardstanding for parking for several vehicles; flagged seating area; borders with shrubs and plants, large former stable block currently sub divided into 4 units comprising workshops, store, studio and gym with power and light connected, uPVC double glazed stable doors. Wild garden area.

Services:

Mains water and electricity are provided. Private drainage. LPG gas central heating.

Council Tax Band:

Conwy County Borough Council tax band 'E'.

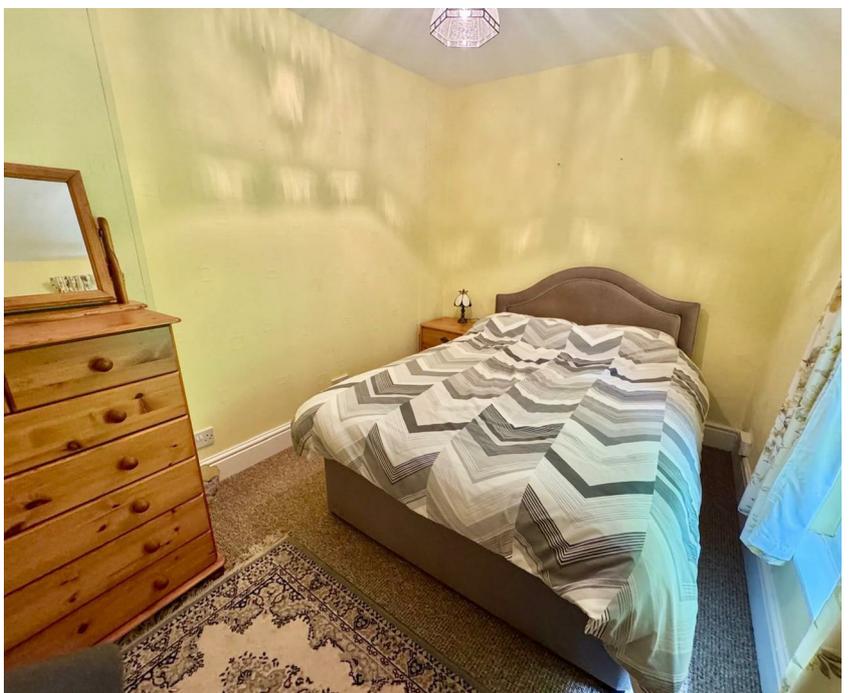
Viewing

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



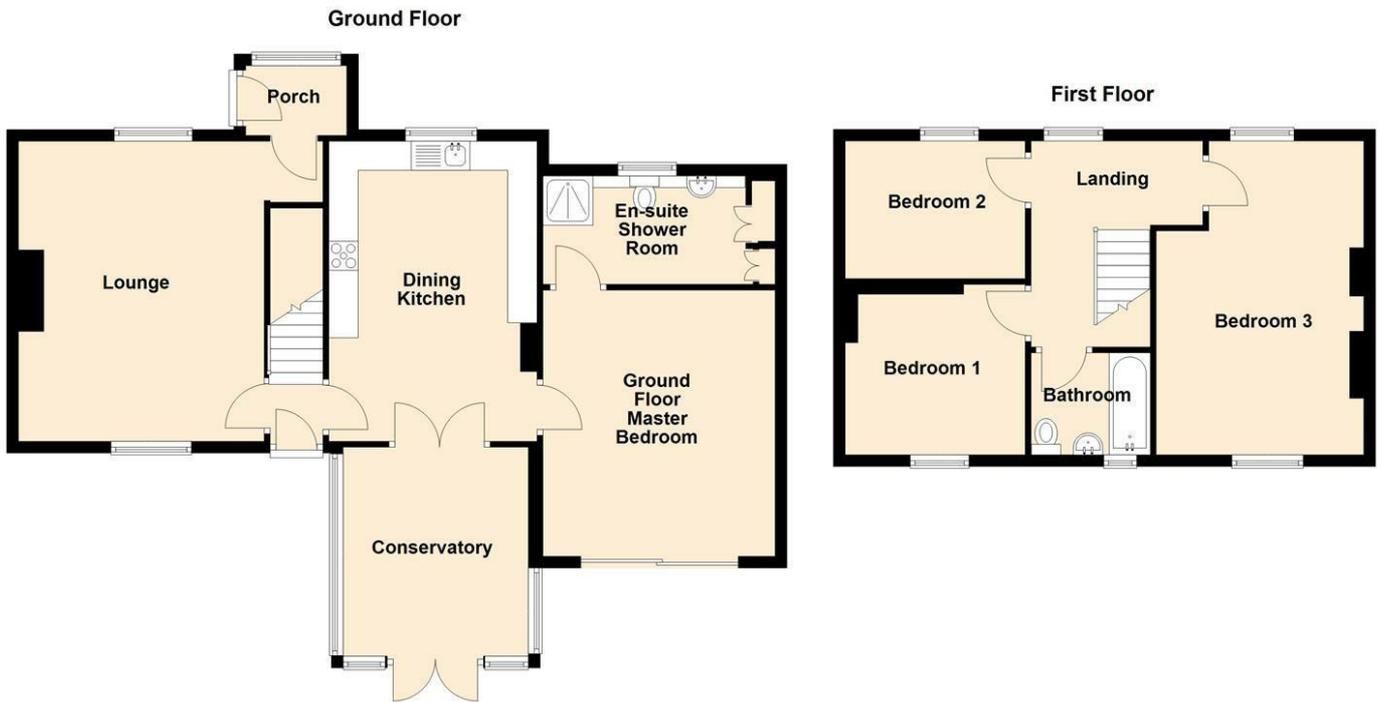
Proof Of Funds

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.





| 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 | | 57 |
| (39-54) E | | |
| (21-38) F | 32 | |
| (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 opinion must be treated as given on the same basis as these particulars.

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