



## 2 Maes Pandy Trefriw LL27 0TQ

£325,000

A substantially extended, well maintained 4 bed semi detached house, occupying an elevated position within the village, enjoying extensive open views across the surrounding area.

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

The property offers generous and versatile family accommodation arranged over two floors. To the ground floor is a welcoming reception hall leading to Living room, dining room and a spacious breakfast kitchen, together with two reception rooms including a comfortable sitting room and a further ground floor room suitable for use as a second sitting room, bedroom or home office. There is also a useful ground floor shower room and utility room.

To the first floor is a spacious landing incorporating a study area, four well proportioned bedrooms and a family bathroom. The principal bedroom benefits from an en suite shower room, creating an attractive main bedroom suite.

Landscaped gardens laid mainly to lawn with established shrubs and plants and a substantial purpose built workshop, ideal for hobby use, storage or home working.



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<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 1 ½ 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 12 miles north.

The Accommodation Affords:  
(Approximate measurements only)

UPVC double glazed front door:  
Leading through to:

### Reception Hall

Balustrade and spindle staircase leading off to first floor level; laminated timber effect floor; double panelled radiator; cloak hooks.

### Sitting Room/ Bedroom 5

Radiator; uPVC double glazed window overlooking front of the property; laminated timber effect floor.

### Living Room

10'9" x 13'1" (3.28 x 4 )

Engineered oak flooring; feature Inglenook style fireplace with cast iron stove; slate hearth; recessed alcoves; TV point; double panelled radiator; uPVC double glazed window overlooking front enjoying extensive views.



## Breakfast Room

7'1" x 11'8" (2.18 x 3.57)

Tiled floor; radiator; uPVC double glazed window to rear elevation; square archway leading to:

## Kitchen

7'11" x 16'5" (2.41m x 5.00m)

Fitted range of complementary base and wall units with inset porcelain sink; mixer tap; worktops; space for range cooker; stainless steel canopy extractor above; uPVC double glazed window to rear; wall tiling; space for fridge freezer; vegetable pull out basket storage; shelving; radiator; tiled floor; doorway leading to:



## Utility Room

4'9" x 7'11" (1.45 x 2.42)

Fitted base and wall units with inset single drainer sink with mixer tap; plumbing and space for automatic washing machine with worktop over; space for dryer above; 'Worcester' gas fired central heating boiler; tiled floor; uPVC double glazed window to rear.

## Sitting Room

16'2" x 9'10" (4.95 x 3)

Oak flooring; double panelled radiator; TV point; three uPVC double glazed windows overlooking side elevation; uPVC double glazed french windows leading onto rear decking enjoying extensive views.

## Rear Entrance Hallway

UPVC double glazed rear door.

## Shower Room

Comprising shower enclosure with mixer shower; low level W.C; pedestal wash hand basin; double panelled radiator; uPVC double glazed window to rear elevation.

## First Floor

### Spacious Landing and Study area

UPVC double glazed window overlooking rear; access to roofspace; double panelled radiator.

### Bedroom 1

11'11" x 18'2" (3.64 x 5.54)

UPVC double glazed window overlooking front with extensive views; two uPVC double glazed window to side elevation; access to roofspace; double panelled radiator.

### En-Suite Shower Room

9'5" x 7'2" (2.89 x 2.19)

UPVC double glazed window to side; three piece suite comprising corner shower enclosure with electric shower; pedestal wash hand basin; low level W.C; white ladder style heated towel rail.



## Family Bathroom

9'6" x 10'5" (2.9 x 3.2)

Three piece suite comprising corner bath with chrome fittings; low level W.C; pedestal wash hand basin; radiator; velux double glazed window to rear; extractor fan; floor tiling.

## Bedroom 2

10'9" x 9'10" + recess alcove (3.3 x 3 + recess alcove)

Laminated timber effect floor; uPVC double glazed window overlooking rear with views; radiator.

## Bedroom 3

9'10", 239'6" x 10'9" (3,73 x 3.3)

Including wardrobes along one wall with laminated timber effect floor; radiator; uPVC double glazed window overlooking rear with views.

## Bedroom 4

10'9" x 7'0" (3.3 x 2.15)

UPVC double glazed window overlooking rear; radiator; laminated timber effect floor.

## Outside

Landscaped gardens laid mainly to lawn with established shrubs and planting. A large raised sun terrace and decked seating area provides an excellent outdoor entertaining space, taking full advantage of the elevated position and far reaching views. Substantial purpose built workshop, ideal for hobby use, storage or home working.

## Services

Mains water, electricity, gas and drainage are 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](mailto: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

Conwy County Borough Council tax band - C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First 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 opinion must be treated as given on the same basis as these particulars.

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