



## Llys Llewellyn

Trefriw LL27 0JH

£265,000

A substantial Grade II listed, three-storey stone-built village house offering excellent potential, situated in the heart of the beautiful Conwy Valley.

Prominently positioned in the centre of Trefriw, within easy reach of all local amenities including village shops, Post Office, church, and scenic riverside walks, this charming period property offers a wealth of traditional character features and spacious accommodation over three floors.

Formerly utilised as a bed and breakfast, the property includes generous reception rooms on the ground floor and six bedrooms across the first and second floors, many enjoying views towards the surrounding hills and village.

Whilst requiring a programme of modernisation and upgrading, the property presents an excellent opportunity to create a fine family home or continue as a guest house, subject to necessary consents.



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## 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)

### Covered Front Entrance

Timber front door leading to entrance hall, balustrade staircase leading off to first floor level, dado rail.

### Lounge

11'10" x 11'0" (3.63m x 3.37m)

Dual aspect, double panel radiator, slate fireplace surround and hearth.

### Kitchen

13'6" x 6'0" (4.12m x 1.84m)

Base and wall units, wall mounted Valiant central heating boiler.

### Lounge & Dining Room

11'8" x 13'1" (3.56m x 4.0m)

Dining area - window overlooking rear, feature recessed former fireplace.



## Lounge

11'6" x 12'10" (3.52m x 3.92m)

Feature fireplace, window overlooking front, radiator.

## First Floor Landing

### Bathroom

12'1" x 9'5" (3.7m x 2.89m)

Three piece suite comprising; panelled bath, pedestal wash hand basin, low level w.c. Separate w.c. low level suite.

### Bedroom 1

11'10" x 12'10" (3.62m x 3.93m)

Radiator, window overlooking front, slate fireplace surround.

### Bedroom 2

12'5" x 11'1" (3.79m x 3.39m)

Overlooking side elevation.

### Shower Room

9'1" x 5'10" (2.78m x 1.8m)

Electric shower, shower enclosure, low level w.c. wash basin.

## Second Floor Landing

### Bedroom 3

12'5" x 11'8" (3.79m x 3.56m)

Pedestal wash hand basin.

### Bedroom 4

12'0" x 13'1" (3.66m x 4.0m)

Pedestal wash hand basin.

### Bedroom 5

11'9" x 12'11" (3.59m x 3.96m)

### Bedroom 6

12'2" x 9'9" (3.72m x 2.99m)

## Outside

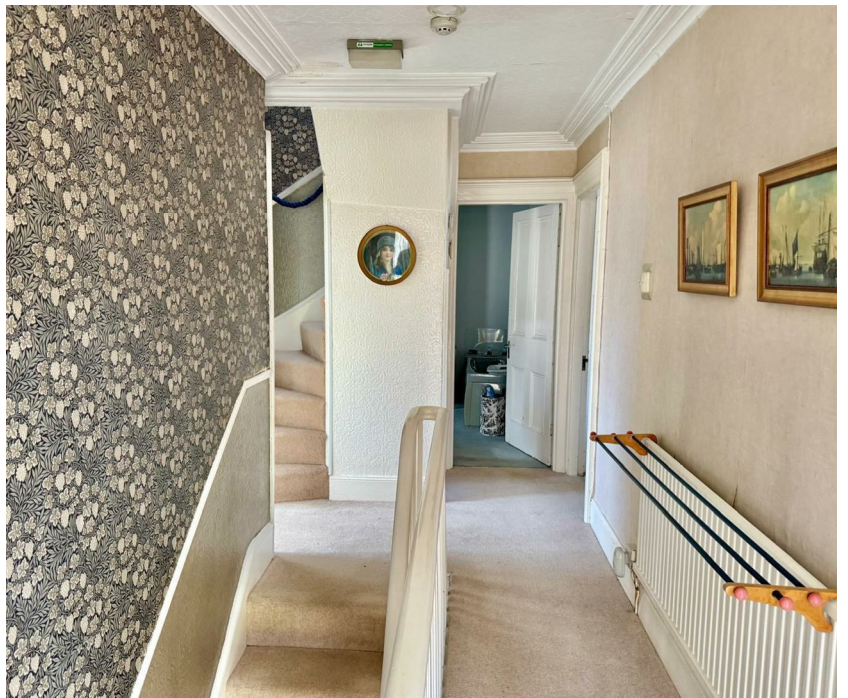
Attractive cottage-style front garden with established shrubs and plants enclosed by wrought iron railings. To the rear, steps lead to an elevated level parking area for multiple vehicles and carport, a rare advantage for a property in the village centre

## Services

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

## Viewing

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

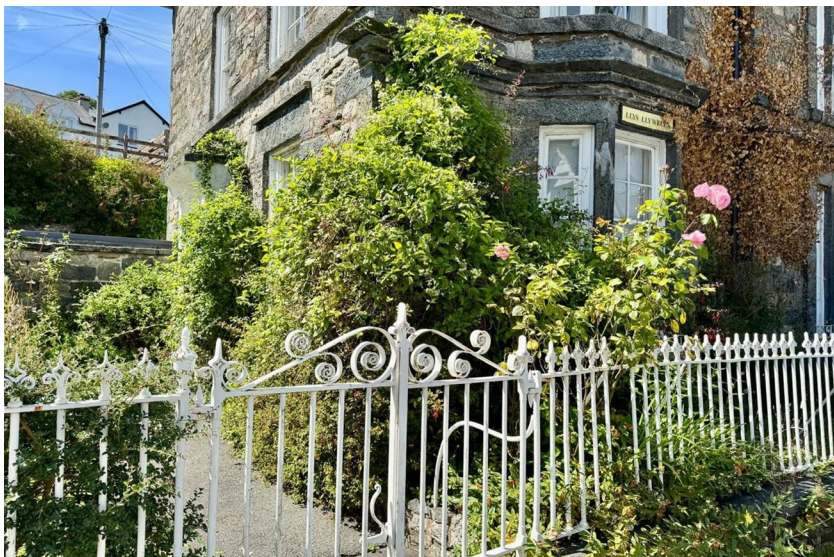
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

## Directions

The property is located within the village centre of Trefriw alongside the Post Office and next to the Church.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(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



Second 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.

## Iwan M Williams Estate Agents

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