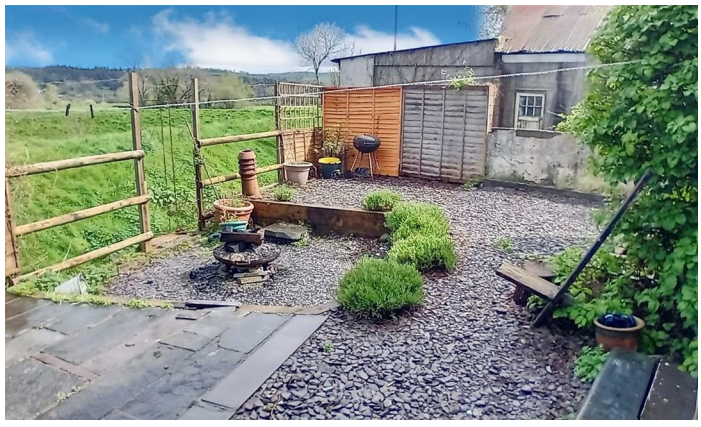


Gwydyr Bungalow

Trefriw LL27 0JJ

£105,000





A charming three-bedroom timber lodge set in a tucked-away position, enjoying delightful countryside views and a peaceful village setting.

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

An attractive timber-built cabin offering spacious accommodation, ideal as a permanent residence, holiday retreat or investment opportunity. The property is set back from the road, providing a sense of seclusion while remaining within easy reach of local amenities and scenic walking routes.

The accommodation is well laid out comprising open-plan living, dining and kitchen space.Three bedrooms, each offering comfortable accommodation with pleasant natural light, along with a family bathroom fitted with a bath, wash basin and WC.

Private garden area, designed for ease of maintenance, enjoying attractive views across the surrounding valley and countryside beyond. In addition, there is off-road parking for one vehicle.

Tel: 01492 642551
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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

The property is conveniently located within walking distance of village amenities and provides excellent access to a network of popular local walks, making it particularly appealing to those seeking a lifestyle close to nature. Trefriw is a small village set in the beautiful Conwy Valley approx 3 miles from Llanrwst and 7 miles from Betws y Coed.



Reception Hall

3.00m x 3.10m

Including built-in storage area with cloak hooks. Timber and glazed front door with double glazed window to the front elevation. Radiator. Doorway leading through to:

Open plan Lounge, Kithen and Dining area



Kitchen

13'6" x 9'9" (4.14m x 2.99m)

Fitted with a range of base units complemented by solid timber worktops and a one and a half bowl sink unit. Plumbing for automatic washing machine and electric cooker point. Breakfast bar providing separation from the lounge and dining area.

Lounge and Dining area
6.12m x 4.00m
A spacious and light living area featuring a cast iron log burning stove set within a feature fireplace. TV point. Double glazed windows. French doors opening onto the rear garden. Built-in cylinder cupboard.

Inner Lobby

Bathroom
2.00m x 2.25m
Fitted with a panelled bath with shower over and screen, pedestal wash hand basin, and low-level WC. Radiator. Double glazed window.

Bedroom 1
3.20m x 2.99m
Built-in wardrobe running along one wall. Double glazed window overlooking the rear elevation. Radiator.

Bedroom 2
4.54m x 2.98m
Double glazed windows to the front and side elevations. Radiator.

Bedroom 3
3.00m x 3.48m
Double glazed windows to the front and side elevations. Radiator.

Outside
The property benefits from a single parking space and a gravel/slate decorative frontage. To the rear, there is a pleasant sitting area enjoying elevated views across the Conwy Valley towards the surrounding hills, providing an ideal space for relaxation and outdoor dining

Council Tax Band
Conwy County Borough Council tax band - A

Agent's Note
This is a timber built chalet bungalow which may not be considered suitable for lending purposes by the majority of main stream lenders. The property is well insulated and has been upgraded in recent years.

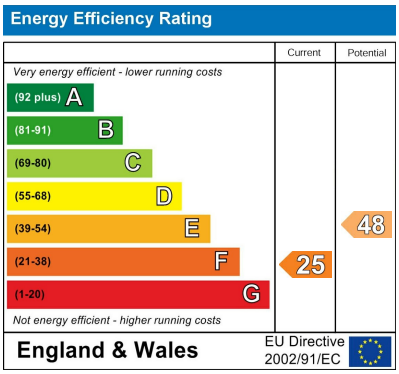
Viewing
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions
The property is located in the village centre of Trefriw a short distance from the Ship Public House on the right hand side behind Gwydyr House as one travels towards Llandudno.









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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