



Cefn Ucha, Llangernyw LL22 8RL £122,500

A traditional country character cottage occupying rural setting approximately 1.5 mile outside the village of Llangernyw in the Elwy valley.

Occupying a rural setting surrounded by open countryside with views extending down the valley. This character semi-detached cottage is in need of upgrading and renovation but offers superb opportunity to extend and remodel, subject to consent.

Affording Living Room with beamed ceilings, Kitchen, Bathroom, Large First Floor Bedroom. Garden area located to front, side and rear.



Tel: 01492 642551
<https://www.iwanmwilliams.co.uk>



Location

The property is situated on the outskirts of the historic, rural village of Llangernyw in the Elwy Valley, only 15 to 20 minutes drive from Abergele and the A55 Expressway. Occupying a most private setting within the village convenient for all local amenities.

The Accommodation Affords:
(Approximate Measurements Only)

Front Door:
Leading to:

Lounge:

12'8" x 12'2" (3.87 x 3.71)

Beamed ceiling, UPVC double glazed window to front, T.V point, Telephone point, balustrade stair case leading off to first floor level, electric meters.

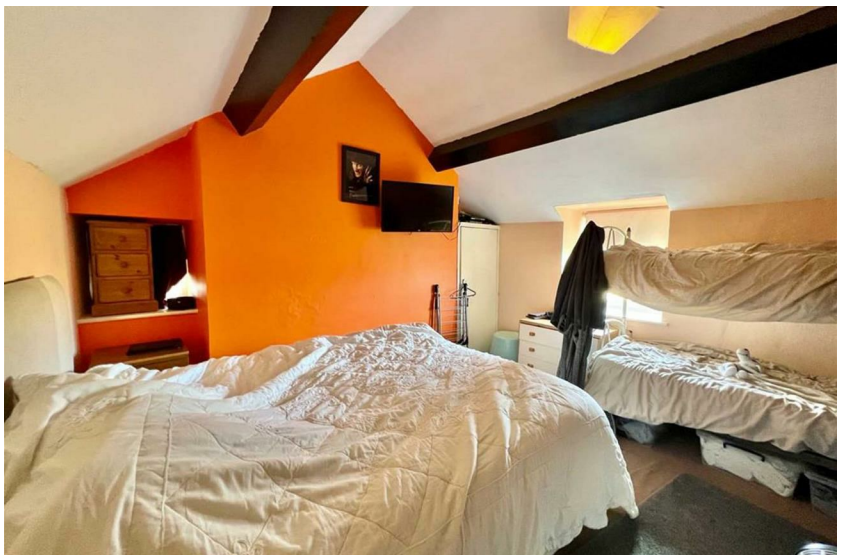
Kitchen:

8'1" x 6'5" (2.47 x 1.95)

Single drainer sink with mixer tap, plumbing for automatic washing machine, electric cooker point, tiled floor, built-in cylinder cupboard housing 'Fortic' tank.

Bathroom:

Panelled bath with electric shower above, UPVC double glazed window to side elevation, pedestal wash hand basin.



First Floor:

Bedroom 1:

12'2" x 11'8" (3.72 x 3.55)

With vaulted ceiling, UPVC double glazed window overlooking front enjoying views.

Outside:

Property has garden area to front, side and rear.
Lean-to covered entrance to rear of property.

Services:

We understand the property benefits from mains water, electricity, private septic tank drainage.

Viewing:

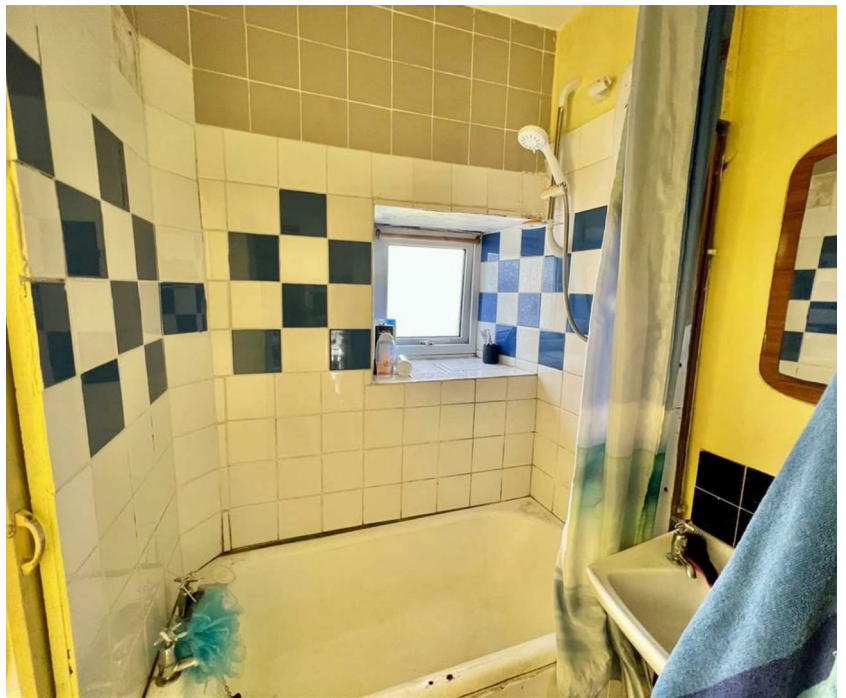
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions:

From the Agents office continue up the A543 towards the village of Llangernyw, before entering the village turn right over a small bridge and continue past a farm bearing sharp left to arrive at a junction, turn right (newly built house on right hand side), continue up the hill and the property will be viewed on the right hand side next door to Y Fron which is a larger property attached to Cefn Ucha.

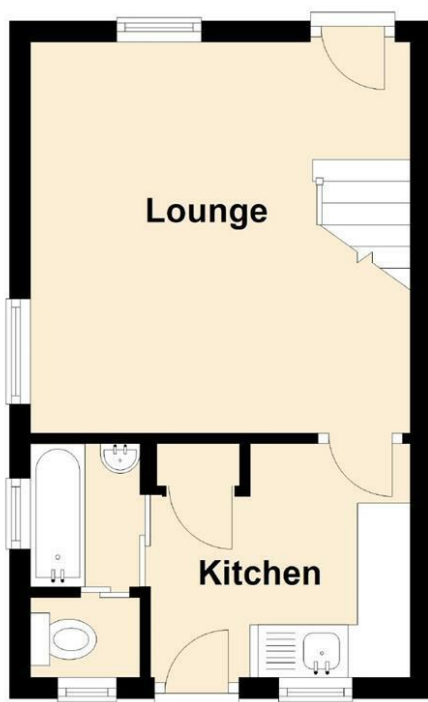
Proof of Funds:

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.

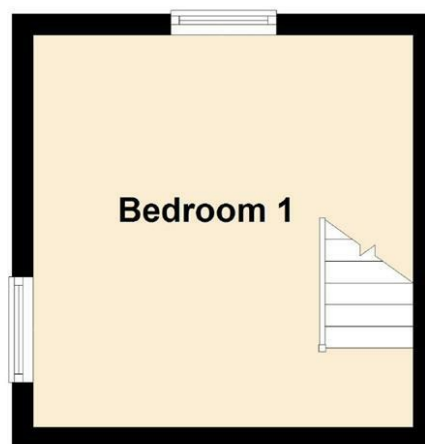


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

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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