



## 3 Gwynant

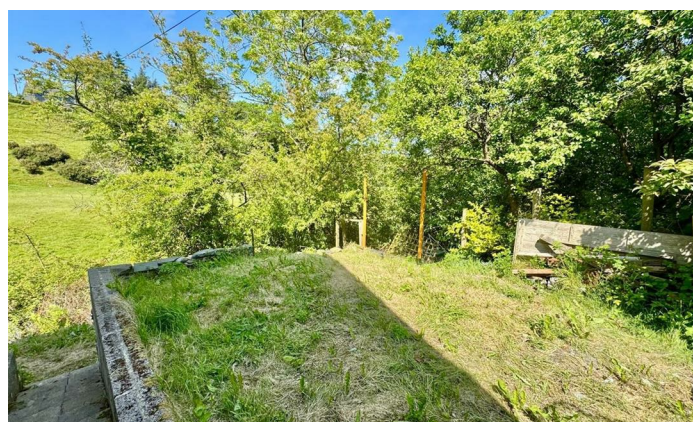
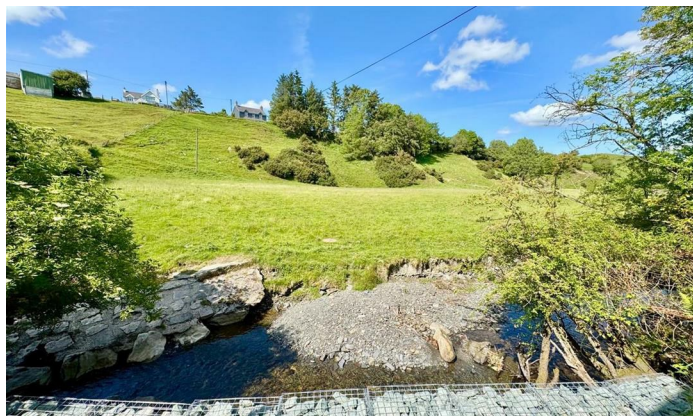
Pandy Tudur LL22 8UL

£142,000

A characterful extended end-of-terrace cottage enjoying a tranquil riverside setting in the peaceful village of Pandy Tudur within a countryside location.

This charming stone-built cottage offers a blend of traditional features and modern touches, including exposed ceiling beams, a cosy inglenook fireplace with multi-fuel stove, and the benefit of a side extension providing additional living space. Set alongside a gentle stream, the property enjoys open countryside views to the rear and a manageable side garden area, ideal for those seeking a country lifestyle.

The property benefits from double glazing and electric heating but does require some finishing touches, offering an excellent opportunity for personalisation and value enhancement.



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## Location

Located within a small and friendly village setting, just a short drive from Llanrwst and the amenities of the Conwy Valley, the property offers an excellent base for exploring the nearby Snowdonia National Park and coast.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance Porch

Timber and glazed front door, further timber door leading to Lounge. Wall mounted electric heater (not tested), access to roof space.

### Lounge

13'6" x 14'4" (4.12m x 4.38m)

Feature inglenook style fireplace surround with inset cast iron multi fuel stove, built in cupboard to alcove recess, laminated timber effect flooring, uPVC window overlooking front of property, beamed ceiling, balustrade staircase leading off to first floor level.

### Breakfast Kitchen

14'5" x 6'0" (4.4m x 1.85m)

Fitted base and wall cupboards with complimentary worktops, single drainer sink with mixer tap, plumbing for automatic washing machine, integrated oven, four plate ceramic hob, filter extractor above, wall mounted electric heater (not tested), two uPVC double glazed windows overlooking rear, breakfast bar with views overlooking stream, tiled floor, beamed ceiling. Door leading to side hallway with uPVC double glazed window overlooking rear, access to Bathroom.





## Bathroom

8'2" x 5'7" (2.49m x 1.72m)

Panelled bath with shower above, shower screen, vanity wash basin with mirror and light above, low level w.c. extractor fan, uPVC double glazed side window.

## Sun Lounge

13'10" x 8'9" (4.22m x 2.69m)

Wall mounted electric panel heater (not tested) uPVC double glazed window overlooking front and side elevation, French doors leading onto side elevation.

## First Floor

Small landing.

## Bedroom 1

13'6" x 10'7" (4.14m x 3.23m)

Built in wardrobe and cylinder cupboard. uPVC double glazed window overlooking front elevation.

## Bedroom 2

14'4" x 6'0" (4.37m x 1.84m)

Wall mounted electric heater (not tested), sash window overlooking rear enjoying views.

## Outside

The property occupies a level position, located within the village centre, has a good size side garden, mainly grassed and a small area of woodland. There is right of access leading to an adjoining property along the rear. Views overlooking stream towards open countryside.

## Services

Mains water, electricity 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)

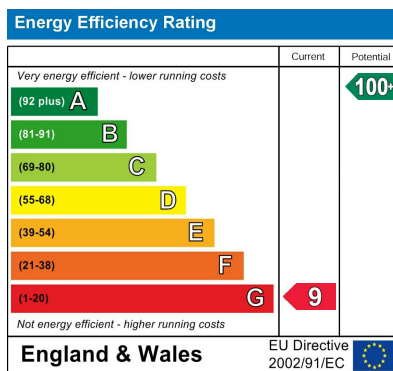
## Proof Of Funds

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 B.





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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