



Penlan

Pentrefoelas LL24 0LE



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£365,000

A substantial four bedroom character residence set in a prominent position within this convenient village community, enjoying an open aspect to the front and backing onto farmland.

Penlan is a traditional stone built house of considerable charm and offers an excellent renovation opportunity for those wishing to place their own stamp on a sizeable family home. The property stands in generous gardens and includes a range of outbuildings with clear potential for various uses, subject to the usual consents.

The house requires comprehensive upgrading and modernisation throughout, yet provides a superb base from which to create a delightful village home. Within walking distance of the village primary school, local public house and café, and ideally placed for access to the A5 which links to Betws y Coed, Corwen and the wider region.

Accommodation

Ground floor comprises entrance porch, small hallway, lounge, dining room, walk in pantry, inner lobby, kitchen and utility room. First floor offers four bedrooms, landing and bathroom.

Outside

Large front and side gardens laid mainly to grass with mature boundaries. Driveway providing ample parking and giving access to garage, carport and a series of former workshops and stores. The outbuildings present exciting potential for conversion or repurposing subject to planning approval.



Location

Situated within the rural community of Pentrefoelas on the edge of Snowdonia National Park, the location combines village charm with easy access to Betws-y-Coed, Llanrwst, and the A5 road network

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch

Leading to small entrance hall with staircase leading off to first floor level.

Lounge 13'8" x 14'2" (4.18m x 4.34m)

Tiled fireplace surround and hearth, bay window overlooking side elevation, uPVC double glazed window to front.

Dining Room 10'4" x 12'8" (3.16m x 3.88m)

uPVC double glazed window overlooking front of property, recessed former fireplace, picture rail, timber flooring. Inner hallway leading to walk-in Pantry.

Walk-in Pantry 6'3" x 10'4" (1.92m x 3.17m)

(including store area), range of shelving.

Kitchen 11'6" x 15'0" (3.52m x 4.58m)

Recessed former fireplace housing Rayburn (not tested), sash window overlooking side elevation, door leading to garden, electric meter, beamed ceiling.

Utility Room 7'11" x 7'8" (2.42m x 2.34m)

Range of base and wall units with complimentary worktops, single drainer sink, electric cooker point, quarry tile floor, uPVC double glazed rear door and single glazed window.

First Floor Landing

Bedroom 1 13'8" x 12'5" (4.18m x 3.8m)

Dual aspect with window overlooking front and side elevation.



Bedroom 2 9'7" x 12'8" (2.94m x 3.88m)

Overlooking front of property, enjoying open aspect and views.

Bathroom 7'11" x 6'6" (2.42m x 2.0m)

Panelled bath, pedestal wash handbasin, w.c. linen cupboard.

Bedroom 3 11'6" x 8'3" (3.52m x 2.54m)

Overlooking side elevation.

Bedroom 4 7'0" x 8'8" (2.14m x 2.66m)

Overlooking rear elevation.

Outside

Range of stone built outbuildings with former servant's cottage, with potential for conversion, subject to consent. In addition, there is an attached workshop and store, together with a range of timber and corrugated car ports and storage sheds. Driveway providing ample off-road parking. Large grassed garden mainly to front and side elevation.

Services

Mains water, electricity and drainage are believed to be 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

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 E.

Directions

Proceed along the A5 from Betws y Coed for approximately 7 miles into the village of Pentrefoelas, turn right in the village centre, over the bridge and continue past the school on the right hand side and the property will be viewed a short distance on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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