



Hyfrydle

Trefriw LL27 0NX

£129,500

A beautifully presented stone cottage situated in a lovely village setting, offering charm, character and modern comforts.

INSPECTION RECOMMENDED

The property has been tastefully refurbished by the present owners and enjoys an elevated position with open aspect, off-road parking and a delightful garden. Extended to the rear, the cottage provides comfortable living accommodation over two floors, comprising: Entrance Porch leading into a cosy Lounge with beamed ceiling, feature painted stone fireplace with wood-burning stove, and staircase to the first floor, spacious Dining Kitchen to the rear with a range of modern units and integrated appliances, Rear Entrance Porch, Ground Floor Shower Room with modern suite. Upstairs, there is a Double Bedroom enjoying dual aspect windows and an En-Suite Shower Room. Gas central heating and double glazing.



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Location

Located within a sought-after village in the heart of North Wales, the property is well-placed for local amenities and offers easy access to surrounding countryside, popular walking routes, nearby market town Llanrwst and popular tourist village of Betws y Coed.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch

Outer uPVC double glazed door, side windows, tiled floor, timber and glazed door leading to Lounge.

Lounge

10'7" x 14'7" (3.23m x 4.46m)

Feature inglenook style fireplace with multi-fuel stove, radiator, uPVC double glazed window overlooking front, TV point, staircase leading off to first floor level, beamed ceiling.

Dining Kitchen

10'8" x 10'4" (3.27m x 3.15m)

Fitted range of base units with solid wood worktops, inset sink with mixer tap, stainless steel oven, four ring gas hob, canopy extractor above, integrated dishwasher, integrated fridge, double panel radiator, uPVC double glazed window overlooking side and rear elevation, recessed store cupboard; underfloor heating



Shower Room

Shower enclosure, concealed cistern w.c. and wash basin, wall tiling, underfloor heating.

Rear Entrance Porch

uPVC double glazed outer door, shelving and space for freezer and storage area, plumbing for washing machine.

First Floor

Bedroom (en-suite)

13'10" x 10'7" (4.23m x 3.25m)

The bedroom is enclosed with a timber and glazed door which folds back to allow ease of access for furniture removal. Radiator, space for wardrobe.

En-suite shower room with shower enclosure, vanity wash basin, corner w.c. mirror with lighting, extractor fan.

Outside

The property occupies a lovely semi-rural setting on the outskirts of the village, has tarmac driveway providing hardstanding for parking, cottage style gardens and raised patio area, outside timber store shed and outside wood store.

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


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.

Directions

Proceed into the village of Trefriw, turn first left up the steep hill and continue past the row of terraced houses towards the junction with Llanrhydwyn road and the property will be viewed on the right hand side, just before the junction.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 opinion must be treated as given on the same basis as these particulars.

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