



Golygfa'r Afon Station Road  
Llanrwst LL26 0EH



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Golygfa'r Afon Station Road

Llanrwst LL26 0EH

£475,000

An impressive four-bedroom detached executive-style residence occupying a delightful private setting, being one of only two properties in a secluded position set back from the road.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC - TBA. Council Tax - F.

Enjoying a peaceful outlook over open fields towards the surrounding hillsides and woodland, the property offers a rare combination of privacy, countryside views and convenient access to the nearby town centre, which lies within comfortable walking distance.

Spacious and well-presented throughout, providing a welcoming and versatile family home. The property is entered via an attractive reception hall. From here, doors lead to a generous lounge positioned to the rear, taking full advantage of the delightful outlook across the garden and open countryside beyond. A second sitting room provides additional living space and could equally serve as a family room or snug.

At the heart of the home is the large dining kitchen, fitted with a modern range of units, incorporating a central island. Sliding doors lead directly through to a bright and spacious conservatory which spans the rear of the property, creating a superb additional reception area. With extensive glazing, this room enjoys uninterrupted views across the garden and fields beyond and provides an ideal space for dining or relaxing throughout the year.

Upstairs, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own dressing room and an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Attractive gardens with a particularly impressive rear aspect with raised decking area providing an excellent outdoor entertaining space, enjoying a southerly aspect and panoramic views.



## Location

The main features include:

Attractive fitted kitchen with granite worktops and central island unit and breakfast bar.

Sun Lounge with sitting and dining area across rear elevation taking in breathtaking views.

En-suite master bedroom together with walk-in dressing room

Contemporary bathroom and shower rooms

Oak doors throughout

Oak flooring

Gas central heating and uPVC double glazing

Large rear decking enjoying sunny aspect and views

Garden and parking

The Accommodation Affords:

(Approximate measurements only)

Entrance Porch:

Oak effect flooring; twin timber and glazed oak doors to:

Reception Hallway:

Turn balustrade staircase leading off to first floor level; radiator;

Engineered oak flooring; oak doors leading off to all principal rooms.

Cloakroom:

Low level WC; corner shower cubicle with mosaic tiling; pedestal wash hand basin with mosaic tiled splashback; tiled floor; double panelled radiator.

Kitchen 16'4" x 10'9" (5 x 3.3)

Range of fitted base and wall units with complementary granite worktops and integrated appliances; island breakfast bar with granite worktop; tiled floor; spotlighting; TV point; twin French doors leading into rear conservatory, 5 ring gas hob, double oven, canopy glass, stainless steel.

Utility Room: 9'10"/3'3" x 5'2" (3/1 x 1.6)

Fitted base and wall units; plumbing for automatic washing machine; space for dryer; single drainer sink; wall mounted 'Worcester' central heating combi boiler; double panelled radiator; tiled floor; uPVC double glazed windows to rear; external rear door.



**Sitting Room/Office/Bedroom No 5:**

laminated oak effect floor; uPVC double glazed window overlooking front; coved ceiling; radiator; TV point; laminated oak effect flooring.

**Living room: 19'8" x 16'4" (6 x 5)**

Limestone Adam style fireplace surround and hearth with pebble effect stainless steel electric fire. Corner glazed windows overlooking views. Two radiator's, Wall lights.

**Large Dining Conservatory: 22'11" x 8'7" (7 x 2.63)**

Two double panelled radiators, wall light points; UPVC double glazed windows and sliding patio doors leading onto rear decking.

**First Floor - Landing:**

Airing cupboard having slatted shelving with ample linen storage.

**Master Bedroom: 16'4" x 10'9" (5 x 3.3)**

Corner uPVC double glazed window enjoying extensive valley views; coved ceiling, telephone point; double panelled radiator.

**Walk-in Dressing Room:**

Range of hanging space and shelving to both sides with uPVC double glazed window overlooking rear of the property.

**En-Suite Shower Room;**

Large walk-in shower enclosure, concealed system with mains shower, vanity unit and WC; shaver and light point; extractor fan; ladder style heated towel rail; tiled floor; uPVC double glazed window to rear; wall tiling.

**Bedroom No2: 16'4" x 10'9" (5 x 3.3)**

UPVC double glazed window overlooking rear enjoying extensive views.

**Bedroom No3: 13'9" x 12'1" (4.2 x 3.7)**

Double panelled radiator; uPVC double glazed window overlooking front.

**Bedroom No 4: 7'2"x 10'9" (2.2x 3.3)**

Laminated timber effect floor; uPVC double glazed window; radiator.

**Bathroom:**

Contemporary 4 piece suite comprising large shower enclosure, bath, wash basin and WC; floor and wall tiles; uPVC double glazed window overlooking side; large ladder style heated towel rail.



#### Outside:

Attractive gardens with a particularly impressive rear aspect. A large raised decking area provides an excellent outdoor entertaining space, perfectly positioned to take advantage of the southerly aspect and panoramic views across the adjoining countryside. The garden beyond is mainly laid to lawn, creating a pleasant and private outdoor setting. Front hardstanding for parking.

#### Services:

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

#### Council Tax:

Band F.

#### Viewing Llanrwst

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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