



## Anchor

Trefriw LL27 0RQ

£335,000

A beautifully presented detached character cottage situated in a convenient village setting in the beautiful Conwy Valley.

Tenure - Freehold. EPC rating- D. Council Tax Band - C

Anchor is a historic village property dating back to 1580 offering superb 3 bedroom accommodation retaining its charm and character throughout. Set within its own grounds with off road parking, gardens and a stone built former barn which, subject to consent, could be converted into a self contained studio cottage or large workshop. Inglenook fireplace, log burning stove, beamed ceiling. Affording Living and Dining room, kitchen, bathroom, 3 bedrooms, attractive cottage style gardens. Viewing Highly Recommended.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



## Location

Trefriw is a small rural village located in the Conwy Valley, partially situated within the Snowdonia National Park. The traditional market town of Llanrwst is 1 ½ miles away, The inland tourist resort of Betws y Coed lies 5 ½ miles to the south. The coastal towns of Llandudno and Colwyn Bay lie 12 miles north.

### Accommodation:

The accommodation affords: (approximate measurements only)

### Living and Dining Room:

21'0" x 15'0" (6.39 x 4.56)

Living area with feature recessed inglenook style fireplace with slate lintel and hearth, cast iron multi fuel stove, beamed ceiling, UPVC double glazed windows to rear and side elevation, UPVC double glazed french windows leading onto rear garden. Wall lights. T.V point.

### Dining Area:

Feature large inglenook fireplace with oak lintel, double panelled radiator, beamed ceiling. Attractive feature turn stair case leading off to first floor level with under stair storage cupboard.

### Small Lobby Area:

Leading to:

### Breakfast Kitchen:

21'4" x 7'3" (6.5 x 2.22)

Fitted range of base and wall units with complimentary work tops, four ring gas hob with canopy extractor above, recess for microwave, wall tiling, integral stainless steel oven and grill, single drainer sink with mixer tap, plumbing and space for dishwasher and washing machine, attractive roof timbers with partly vaulted ceiling and double glazed velux windows providing good source of daylight, UPVC double glazed windows overlooking side elevation, tiled floor. Recessed shelving.



### Bathroom:

3 Piece suite comprising panelled bath with mixer tap and electric shower above, shower screen, pedestal wash hand basin, low level W.C, half tiled walls, double panelled radiator, UPVC double glazed window overlooking rear.

### First Floor:

Spacious Landing with natural daylight.

### Bedroom 1:

15'8" x 9'10" (4.78 x 3)

Exposed and painted walls, UPVC double glazed window to front and rear elevation, recessed former fireplace with slate lintel over, double panelled radiator

### Bedroom 2:

11'10" x 10'6" (3.61 x 3.21)

UPVC double glazed window, radiator.

### Bedroom 3:

11'10" x 6'5" extending to 9'10" L - shaped (3.6 x 1.96 extending to 3 L - shaped)

Double panelled radiator, UPVC double glazed window overlooking rear, recessed shelving.

### Outside:

The property occupies a lovely setting within the village centre with large private courtyard and gravelled area with cottage style garden, variety of established shrubs and plants, raised seating area, timber screen fencing, gravelled parking area for several vehicles. In addition to the main garden there is a private seating area overlooking open fields enjoying extensive views, Outside water tap.

### Former Barn/ Workshop

19'4" x 14'9" (5.9 x 4.5)

Stone built with range of shelving, power and light connected, window and door to front elevation.

### Services:

Mains water, electricity, gas and drainage 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)

### Council Tax:

Council Tax Band C

### Directions:

Proceed from Llanrwst into the village of Trefriw after the 30 mph sign the property will be viewed a short distance on the right hand side. Agents board outside.

### Proof of I.D:

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>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

**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 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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