



Telynog Water Street

Llanfairtalhaiarn LL22 8SB

£142,500

A delightful double-fronted traditional stone cottage, situated in a convenient village setting within walking distance of the centre of the village and its local amenities.

This appealing two-bedroom home offers characterful accommodation with modern enhancements, including electric heating, uPVC double glazing throughout. The property enjoys the rare benefit of private off-road parking to the front, along with a small enclosed garden providing a pleasant outdoor space.

The accommodation briefly comprises: entrance porch leading into a small hallway, spacious dining kitchen with exposed ceiling timbers and fitted shelving, comfortable lounge with feature fireplace and wood-burning stove. To the first floor are two well-proportioned double bedrooms and a shower room.



Tel: 01492 642551
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Location

A picturesque and historic village nestled in the beautiful Elwy Valley, surrounded by rolling countryside and wooded hills. Renowned for its charming stone cottages, scenic river setting and strong sense of community, the village has two traditional pubs, village shop, and post office, and school, along with excellent access to walking routes and outdoor pursuits. Conveniently located within easy reach of Abergelle, the A55 and the North Wales coast, Llanfairtalhaiarn offers the perfect balance of rural tranquillity and accessibility.

The Accommodation Affords:
(Approximate measurements only)

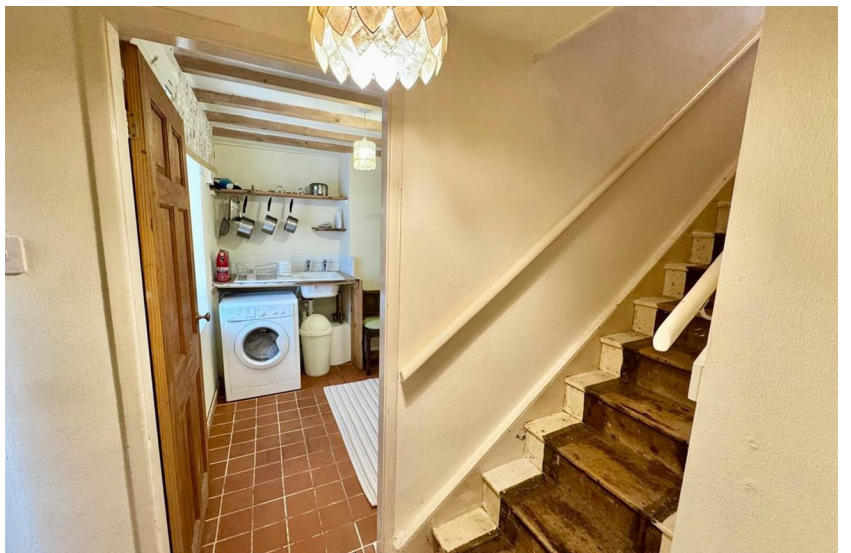
Covered Front Entrance

Timber door leading through to small entrance hall with staircase leading off to first floor level, quarry tiled floor.

Lounge

13'7" x 11'4" (4.15m x 3.46m)

Feature inglenook style stone fireplace surround with cast iron multi fuel stove, uPVC double glazed window overlooking front, wall mounted electric panel heater, shelving, telephone point.



Dining Kitchen

13'1" x 8'5" (4.0m x 2.58m)

Single drainer sink, plumbing for automatic washing machine, quarry tiled floor, timber worktop, shelving, exposed roof timbers, understairs storage area, electric wall mounted panel heater, uPVC double glazed window to front elevation.

First Floor Landing

Bedroom 1

14'4" x 8'6" (4.38m x 2.61m)

Electric wall mounted panel heater, uPVC double glazed window overlooking front, pine flooring.

Bedroom 2

10'5" x 8'9" (3.18m x 2.68m)

Wall mounted electric heater, timber flooring, access to roof space, uPVC double glazed window to front, recess with hanging and shelving space.

Shower Room

5'1" x 8'1" (1.56m x 2.47m)

Shower surround with electric shower, vanity washbasin with direct hot water heater below, wall tiling, low level w.c. dimplex fan heater, extractor fan.

Outside

The property has hardstanding for off-road parking and storage area for bins, timber fencing providing privacy, open fronted timber garden store shed, grassed garden, shrubs and plants.

Services

Mains water, electricity and drainage are connected to the property. Log burning stove (not tested).

Agent's Note

We understand the property has recently benefitted from re-wiring and has certification (not confirmed), new heating system, replacement of kitchen/bedroom ceiling.

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.

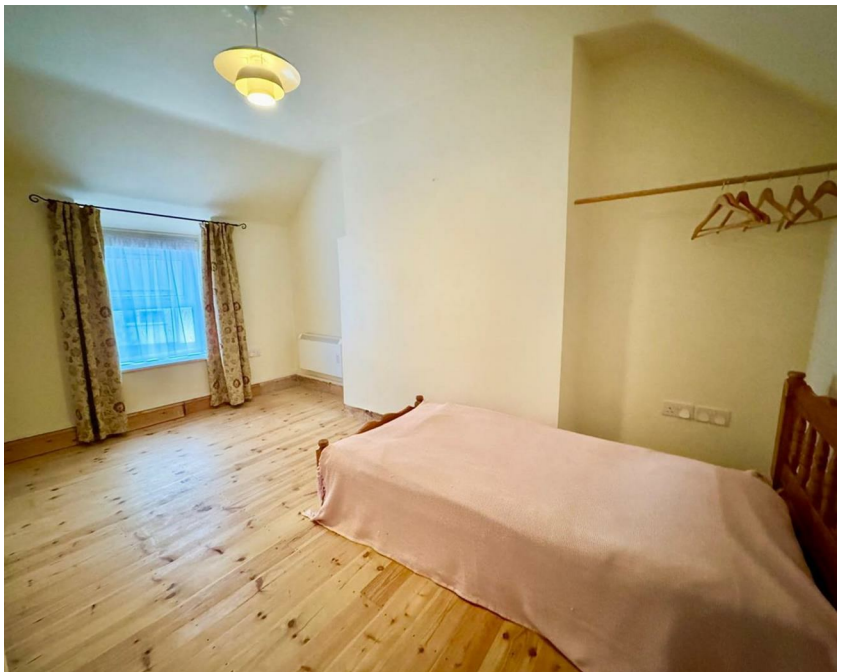
EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax

Band C.

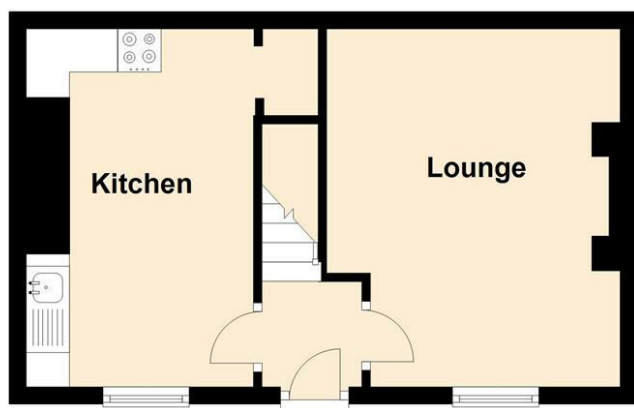
Directions

Proceed into the village centre of Llanfairtalhaearn and continue past the shop on the right hand side, bare right and the property will be viewed a short distance up Water Street on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



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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