

# Anthony Flint

property consultants



**Pen y Waen  
Glan Conwy  
Conwy  
LL28 5PG**

**Offers In Excess Of  
£350,000**

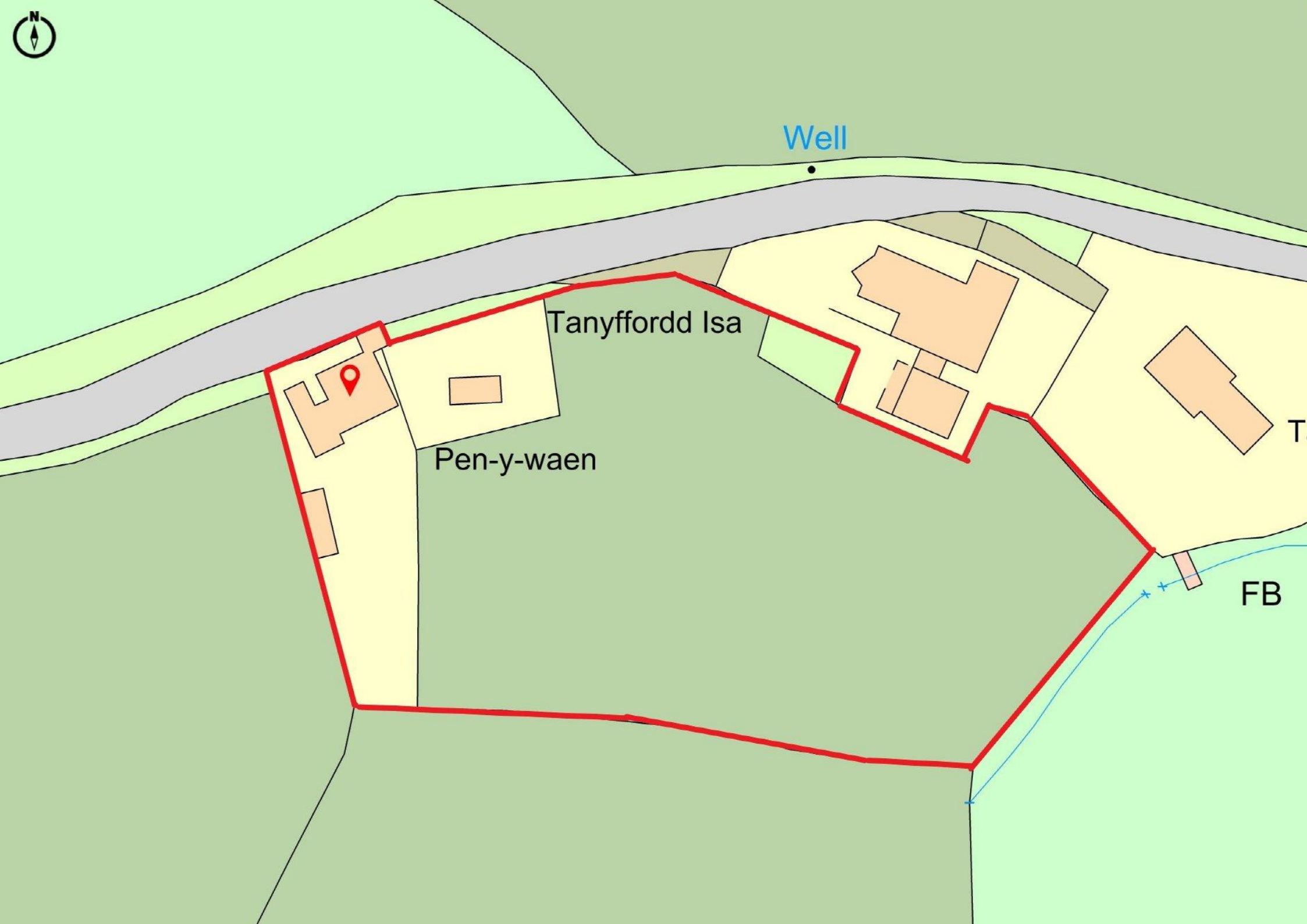


Well

Tanyffordd Isa

Pen-y-waen

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# Anthony Flint

**JUST A SPECTACULAR SETTING WITH THE MOST AMAZING 180' DEGREE COUNTRYSIDE & MOUNTAIN RANGE VIEWS...VIEWS...VIEWS**

**Pen y Waen (top of the rock) is such an apt name for this Welsh stone cottage, reputed to be over 200 years old, situated above the Conwy Valley commanding spectacular views over the surrounding countryside, with the iconic Carneddau Mountain Range as a backdrop. This delightful single storey cottage has been in the same ownership for over 30 years and is now in need of renovation and re-modelling, located in a rural location between Glan Conwy and Bryn y Maen, yet is within two miles of the historic walled town of Conwy and approximately seven miles to the popular Victorian seaside resort of Llandudno. Set in about approximately 1 acre (to be confirmed) of gardens and a sloping paddock, the cottage has beautiful, panoramic countryside views, off road parking area, underhouse utility room and storeroom/workshop. The property benefits from some double glazing and electric storage heating and affords lounge, kitchen, sunroom, two double bedrooms & shower room. The garden is tiered over several levels with established trees and shrubs & timber/stone outbuildings.**

ENTRANCE, LOUNGE (9'10" to chimney breast x 10'07") front elevation, feature inset fireplace with multi fuel burner, inset timber mantle, feature brick recess in alcove, additional alcove cupboard, feature exposed beams, steps leading down to BEDROOM (10'10" x 9'05") side and rear elevation with extensive countryside views, storage heater, built in wardrobes with mirrored sliding doors, pedestal vanity wash hand basin. BEDROOM (10'06" x 9'04") front and side elevation, storage heater, loft access and exposed beams. Steps leading down to SHOWER ROOM (6'09" x 5'04") rear elevation, decorative floral pedestal wash hand basin with matching w.c., electric towel rail heater, shaver point, fully tiled shower with Mira Zest shower fitment, part tiled walls with floral border tile and occasional motif tiled, exposed beam. Steps down to KITCHEN (9'06" max x 5'02") rear elevation with extensive countryside views, fitted with wall, base and drawer units, roll top work surfaces over, inset stainless steel sink unit with mixer tap, fitted Neff oven and Lamona ceramic induction hob with extractor over, space for fridge, space for slim line dish washer, part tiled surrounds, storage heater, high level cupboard housing fuse board and electric meter, exposed beams. SUNROOM (13'03" x 10'04") front elevation, additional uPVC double glazed door leading to rear garden, picture windows to two sides with extensive countryside views, timber effect flooring, storage heater.

EXTERNALLY seating area with views, tiered garden with steps leading down to lower garden area, a range of established trees and shrubs etc., timber shed and timber/stone outbuildings, all set in approx 1.05 acres (to be confirmed), access through to side field. Front of property has lay by parking for two vehicles, timber gate leading to side, wrought iron single gate leading to front of property, which is laid to low maintenance chippings, courtesy light, fuel/coal store, wood store. UNDERHOUSE UTILITY ROOM uPVC double glazed window to rear elevation, timber door, power. ADDITIONAL STORE ROOM/WORKSHOP accessed from outside, window and door to side elevation. RAB 20/1/2021.







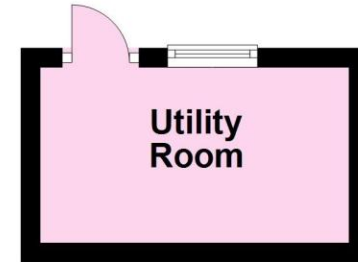
## Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



## Underhouse

Approx. 5.9 sq. metres (63.4 sq. feet)





Score	Energy Rating	Current	Potential
92+	A		115   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	16   G	

Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band D Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations, Anthony Flint 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. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

# Anthony Flint

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements