



# Llys Onnen

Gwytherin

£267,500

A beautifully presented 3 bedroom detached modern home, located in a central convenient location within the village centre.



The property enjoys extensive views and has single car garage, driveway parking, uPVC double glazed windows, LPG central heating, modern fitted kitchen and bathroom, rear conservatory overlooking playing field. Affording: Reception Hall, Downstairs Cloakroom, Living Room, Large Dining Kitchen, Conservatory, Utility Room, 3 Double Bedrooms, Large Four Piece Bathroom.

Inspection Highly Recommended.



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## LOCATION

Located within the picturesque village of Gwytherin in the Cledwen Valley on the edge of the Snowdonia National Park 20mins from Abergele or Betws y Coed.

## ACCOMMODATION

The Accommodation Affords: (Approximate measurements only)

Reception Hall: Balustrade and spindle pine staircase leading off to first floor level; coved ceiling; double panelled radiator; understairs storage cupboard.

Cloakroom: Two piece suite comprising low level W.C and vanity wash basin; ladder style heated towel rail; extractor fan; uPVC double glazed window overlooking side of the property.

Living Room: 20'1" x 11'7" (6.11 x 3.52) Feature recessed fireplace surround housing cast iron glazed fronted multi fuel stove with marble hearth and timber lintel over; coved ceiling; uPVC double glazed windows overlooking side and front elevation open aspect; double panelled radiator; engineered oak flooring; TV point; Sky TV point; two double panelled radiators. 10 unit timber and glazed doors leading through to:

Large Dining Kitchen: 18'2" x 11'9" (5.54 x 3.57) Dining Area: Double panelled radiator; tiled floor; uPVC double glazed window overlooking side enjoying open views to countryside; coved ceiling.



**Kitchen:** Fitted range of base and wall cupboards with solid timber worktops; 1 ½ bowl sink with mixer tap; integrated dishwasher; split level double oven and grill; space for 'American' fridge; wall tiling; floor tiling; inset spotlighting; five ring gas hob with stainless steel splashback; T.V point; UPVC double glazed window overlooking rear enjoying views over the playing field to surrounding countryside. Doorway leading through to:

**Utility Room:** 5'11" x 6'7" (1.81 x 2) Fitted wall cupboard; worktop with space and plumbing for washing machine and space for dryer. Floor mounted 'Worcester' oil combi boiler for central heating and hot water system. UPVC double glazed window overlooking rear; uPVC double glazed rear door leading onto side of the property.

**Conservatory:** 10'3" x 9'8" (3.12 x 2.95) All uPVC double glazed with self cleaning glazed roof; wall lights; tiled floor; double panelled radiator; french windows leading onto large rear patio and garden; views overlooking playing field and small stream. There is also another french window leading onto the side patio.

## First Floor

**Spacious Landing:** Built-in linen cupboard and radiator; access to roofspace; uPVC double glazed window overlooking side with views.

**Bedroom 1 (Master Bedroom):** 11'7" x 16'5" (3.54 x 5) Including En-Suite Shower Room. Fully fitted range of bedroom units comprising wardrobes; vanity unit; bedside cabinets; uPVC double glazed window overlooking side with views; telephone point. En-Suite Shower Room - Shower enclosure with mains mixer shower; folding glazed screen; pedestal wash hand basin; low level W.C; radiator; extractor fan; uPVC double glazed window.

**Bedroom 2:** 11'9" x 14'1" (3.58 x 4.29) Double panelled radiator; sky point; uPVC double glazed window overlooking side elevation; T.V point; Built-in wardrobes into recess with part mirror fronted door; bedside cabinets and vanity dressing table included.

**Bedroom 3:** 11'9" x 10'5" (3.58 x 3.17) L-Shaped. Currently used as a study/office. Double panelled radiator; fitted worktops and desks; telephone point; uPVC double glazed window overlooking front of the property.

**Bathroom:** 10'4" x 7'5" (3.14 x 2.26) Four piece suite comprising panelled bath; modern shower with glazed screen and minimum depth shower trays; electric shower and chrome head; concealed cistern W.C and vanity unit with fitted cupboard and worktop over; wall mounted medicine/storage cupboards with mirror fronted doors; corner display shelving; extractor fan; fully tiled walls and floor; inset spotlighting; ladder style heated towel rail; uPVC double glazed window to rear.

**Outside:** Brick paved driveway with parking for two vehicles; detached car garage with up and over door; the garage has power and light connected, has fitted workbench and fitted base and wall units for storage. Side personal door and uPVC double glazed rear window. Easily maintained small gardens with east facing patio to rear with outside lighting; outside water tap; additional patio on the other side which catches the evening sun, ideal for cocktails before dinner. Timber built potting shed.

**Services:** Mains water, electricity and drainage are connected; oil fired central heating. Calor Gas for cooking. 71mbs fibre broadband.

**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)

**Directions:** Proceed into Gwytherin, at the green turn left before the stables and then immediately right and Llys Onnen will be viewed the first property on the left hand side.

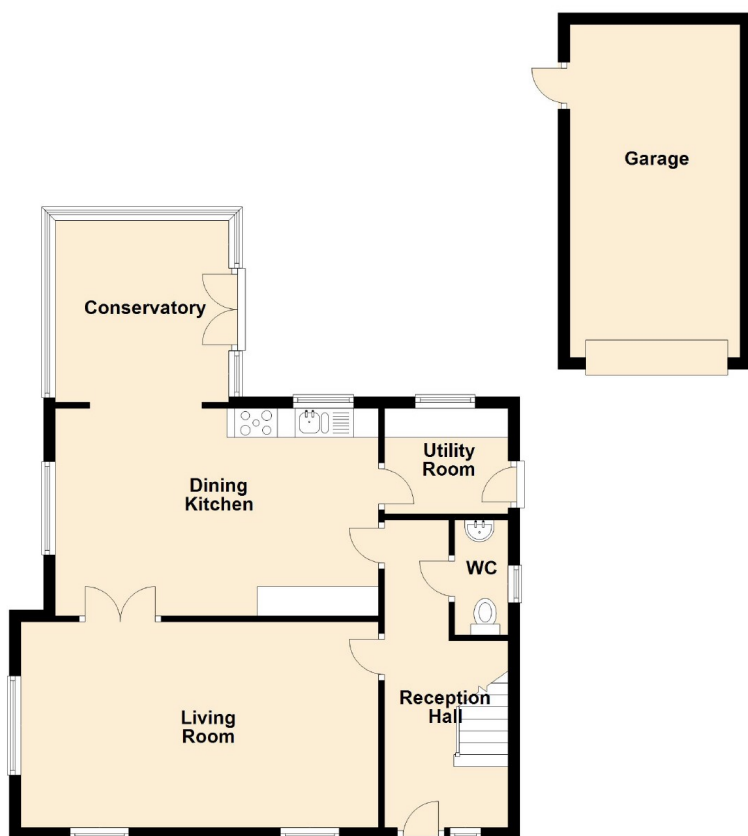




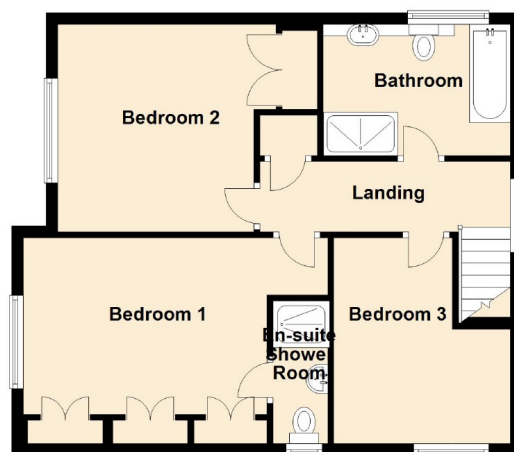
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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 on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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