



Llais Afon

Trefriw

£154,950

Well presented 2 bedroom inner terrace cottage located in the popular village of Trefriw within the Snowdonia National Park.

The property has been upgraded and renovated over the years, and benefits from central heating and uPVC double glazing.

The deceptively spacious accommodation affords: Entrance Hall, Living Room, Dining Kitchen, Utility Room, Bath and Shower Room, 2 Double Bedrooms. Outside store shed. Garden and yard to rear. Front parking and small garden area.

Ideal first time buy.



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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

Reception hall Laminated timber effect floor, dado rail, radiator.

Lounge 10'6" X 11'2" (3.2 X 3.4) UPVC double glazed sash window to front elevation. Double panelled radiator. Built-in electric meters. Feature recessed fireplace housing cast iron stove with glazed door, slate hearth and timber lintel over. T.V. Point. Laminated timber effect floor.

Dining Kitchen 14'0" X 13'9" (4.26 X 4.19)
Dining area; Laminated floor, radiator, downstairs recess with telephone point. Balustrade and spindle staircase leads off to first floor level. Understairs storage cupboard. Kitchen area; Fitted range of cream base and wall units with solid oak worktops, built-in oven, 4 ring gas hob with extractor above, porcelain sink with mixer tap. Tall cupboard, wall tiling, peninsular base units. Doorway leading to;



Rear Entrance and Utility Room 34'1" X 20'4" (10.4 X 6.2) Slate effect laminated floor. Double panelled radiator. UPVC double glazed rear door; Built-in cupboard. Central heating boiler providing hot water and central heating. Space and plumbing for automatic washing machine. Space for fridge freezer. UPVC double glazed window overlooking rear.

Bathroom 8'10" X 7'0" (2.7 X 2.13) Four piece suite comprising corner shower with tiled surround and glazed door, low level W.C., vanity wash basin, roll top cast iron bath with mixer tap and shower adaptor. uPVC double glazed window to rear. Ladder style heated towel rail. Timber panelling to dado level.

First Floor

Bedroom No 1 13'10" X 11'2" (4.21 X 3.4) Double panelled radiator. uPVC double glazed sash window to front elevation. Cast iron fireplace surround. Access to roof space.

Bedroom No 2 14'4" X 10'8" (4.36 X 3.26) Cast iron fireplace surround. Double panelled radiator. Built-in airing cupboard. uPVC double glazed window to rear.

Outside Pedestrian access leads to rear. Yard directly outside back door with outside water tap, partially decked. Enclosed rear garden mainly grassed with patio area, timber garden shed, front hardstanding and parking and small garden area.

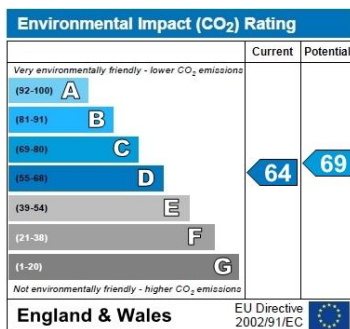
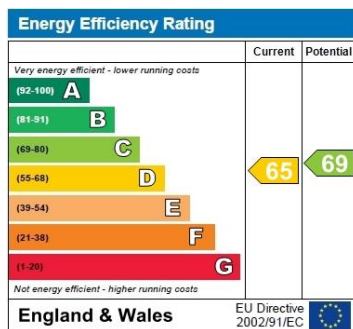
Services Mains water, electricity, gas and drainage are connected to the property.

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

Viewing By appointment through the agents Iwan M Williams, Charlton Stores, 5 Denbigh Street, Llanrwst, LL26 0LL. Tel (01492) 642551.

Directions Proceed into the village of Trefriw, turn left opposite the Fairy Falls up the steep hill, take the first left turning after the chapel and continue up hill and the property will be viewed further up on the left hand side, No 4 Cowlyd Terrace.





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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