



Golygfa Mynachdy

Trefriw

£365,000

A lovely farmhouse of tremendous charm and character occupying a private plot, approximately 3/4 of an acre, in an idyllic tranquil oasis in the Conwy Valley.

Golygfa Mynachdy is located on the Northern edge of the village. Trefriw which is only a short drive of Conwy. The property has open countryside views, ample off road parking, greenhouse, landscaped gardens with generous lawn area, seating areas, raised plots and planted borders plus a large former stable block set within the grounds. LPG central heating and uPVC double glazing throughout.

Viewing Recommended.



Tel: 01492 642 551
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)

Rear Entrance Porch: UPVC double glazed door; wash basin; tiled floor.

Lounge: 14'5" x 16'11" (4.4 x 5.16) Feature 'Adam' style fireplace surround; cast iron inset with open fireplace and granite hearth; telephone point; two radiators; TV point; corner recess shelving and coving. UPVC double glazed window to front elevation.

Dining Kitchen: 16'9" x 11'6" (5.1 x 3.5) Fitted range of base and wall units with complementary worktop; single drainer sink with mixer tap; range master cooking range and canopy extractor above; cast iron fireplace surround; radiator; integrated dishwasher, washing machine and fridge and freezer.

Conservatory: 11'10" x 10'3" (3.6 x 3.12) UPVC double glazed windows and french doors leading onto front of the property. Tiled floor.



Ground Floor Master Bedroom: 13'1" x 15'3" (3.98 x 4.64) Range of built-in bedroom units comprising wardrobes with overhead storage and shelving; built-in dressing table; sliding uPVC double glazed doors leading onto front of the property; double panelled radiator.

En-Suite Shower Room: 11'2" x 6'2" (3.4 x 1.87) Tiled floor; concealed cistern WC and vanity wash basin; large shower enclosure with electric shower; uPVC double glazed window to rear; built-in cupboards housing 'Glow Worm' central heating boiler and shelving; linen cupboard.

First Floor

Spacious Landing: UPVC double glazed window; radiator; access to roof space.

Bedroom 1: 8'10" x 9'8" (2.69 x 2.94) UPVC double glazed window overlooking front enjoying extensive views; radiator.

Bedroom 2: 10'10" x 7'9" (3.31 x 2.35) Overlooking rear of the property; radiator.

Bedroom 3: 16'10" x 10'10" (5.14 x 3.29) (Currently used as study) UPVC double glazed window overlooking front of the property; two radiators recessed shelving into alcoves.

Bathroom: Three piece suite comprising panelled bath with electric shower above; low level W.C.; pedestal wash hand basin; radiator; wall tiling; folding shower screen.

Outside: The property stands in large grounds with private driveway leading to hardstanding for parking for several vehicles; flagged seating area; raised vegetable plot; borders with shrubs and plants, large former stable block currently sub divided into 4 units comprising workshops, store, studio and gym with power and light connected, uPVC double glazed stable doors. Wild garden area.

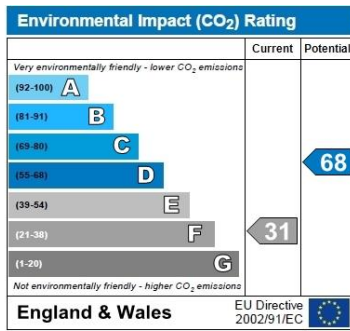
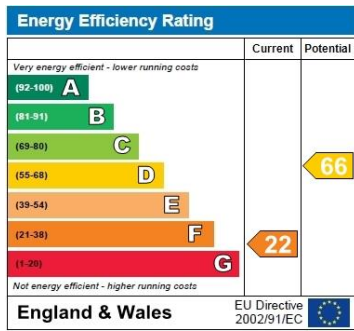
Services: Mains water and electricity are provided. Private drainage. LPG gas central heating.

Viewing: By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions: From Dolgarrog village, continue towards Trefriw and Golygfa Mynachdy will be viewed on the left hand side below the road.

Proof of ID: 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.





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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