



## Awelfrynn

Llangernyw

£200,000

A well presented detached 3 bedroom family home located in the village centre having large front and rear gardens.



The property commands a slightly elevated position enjoying views to both front and rear.

The accommodation briefly affords: Kitchen and Dining/Sitting Room, Living Room, Utility Room, 3 Bedrooms and Bathroom.

uPVC double glazing and oil fired central heating. Long driveway leading to detached car garage.

Ideal Family Home



Tel: 01492 642 551

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The accommodation affords: (approximate measurements only)

**Open Plan Living/Dining Room and Kitchen:** 23'7" x 11'3" (7.19 x 3.43)

**Living Area:** Feature timber and tiled fireplace surround; open grate tiled hearth; double panelled radiator; uPVC double glazed window overlooking front enjoying open aspect; twin french doors leading onto rear patio and garden; TV point; wall lights.

**Kitchen:** Fitted base and wall units with complementary worktops; single drainer sink with mixer tap; plumbing for automatic washing machine; integral 'Bosch' single oven with four plate ceramic hob and concealed extractor above; double panelled radiator; wall tiling; understairs storage cupboard slatted shelving for linen storage. Balustrade and spindle turn staircase leading off to first floor level; built-in electric meters; built-in larder cupboard. Doorway leading through to:

**Side Utility Room:** 11'0" x 5'4" (3.36 x 1.62) Secondary double glazed window overlooking side of the property; uPVC double glazed rear door; plumbing for automatic washing machine; space for fridge freezer; Worcester floor mounted oil central heating boiler; radiator; access to roofspace.

**Lounge:** 11'1" x 11'11" (3.37 x 3.64) Adam style fireplace surround with cast iron and tiled inset; open grate; tiled hearth; double panelled radiator; two wall light points; picture rail; uPVC double glazed window overlooking front with open aspect.

#### First Floor

**Landing:** UPVC double glazed window overlooking side with views; access to roofspace.

**Bedroom No 1:** 11'1" x 12'0" (3.37 x 3.66) Cast iron fireplace; radiator; uPVC double glazed window overlooking front enjoying views.

**Bedroom No 2:** 11'1" x 8'8" (3.39 x 2.65) Radiator; dual aspect front and rear open views over open countryside to rear; hillside views to front; cast iron fireplace surround.

**Bedroom No 3: (L-Shaped)** 7'9" x 8'1" (2.35 x 2.47) Radiator; double glazed window overlooking rear, views to open countryside.

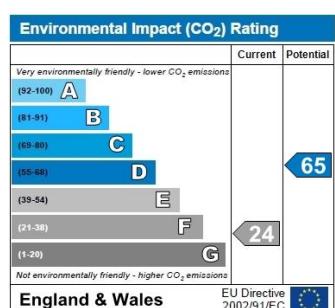
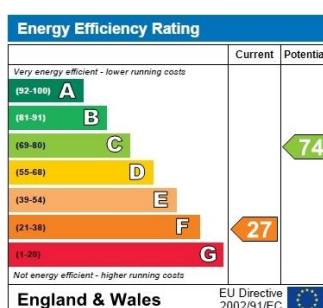
**Bathroom:** Three piece suite comprising panelled bath and mixer tap shower; pedestal wash hand basin; low level W.C; double panelled radiator; sealed unit double glazed window to rear.

**Outside:** The property has sizeable front and rear garden, the property is set back from the road, has a long driveway with ample parking and turning area, small patio area to rear.

**Detached Car Garage:** Concrete sectional with corrugated roof; up and over door; side personal door.

**Services:** Mains water; electricity and drainage are connected to the property; Oil fired central heating.

**Directions:** From Llanrwst enter the village of Llangernyw passing Parc Aelas on the left hand side and the property will be viewed on the left hand side just before Cwm Chapel; opposite Glan Collen.



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