



# Awelfryn

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  
[www.iwanmwilliams.co.uk](http://www.iwanmwilliams.co.uk)



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.

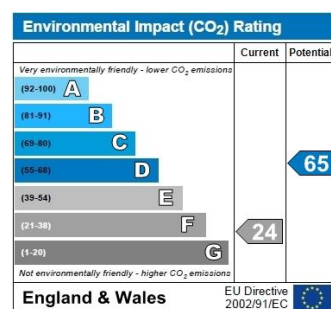
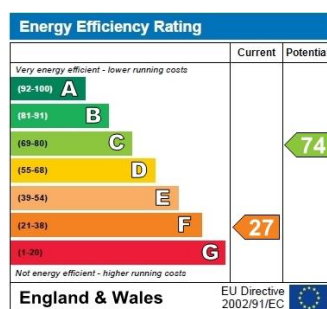
Bathroom: Three piece suite comprising panelled bath and mixer tap shower; pedestal wash hand basin; low level W.C; double panelled radiator; sealed unit double glazed window to rear.

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.



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.