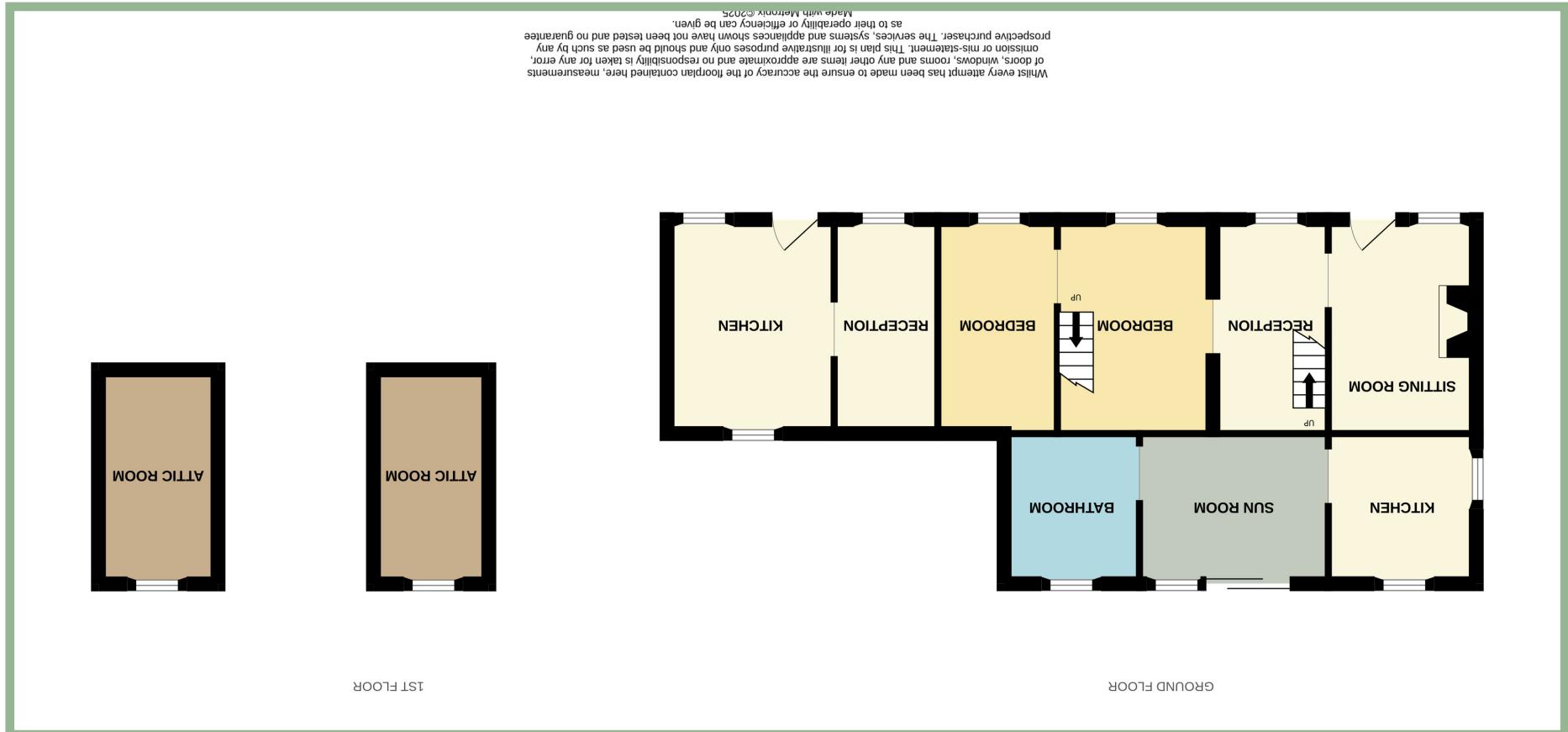


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please contact us before viewing the property if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com



TRADITIONAL WELSH LONG COTTAGE IN NEED OF RENOVATION SITUATED ON A GENEROUS PLOT IN A MOST SOUGHT-AFTER LOCATION!

Description

Tyn Llidiart – A unique opportunity to purchase this traditional Welsh Long House in need of renovation, occupying an impressive large plot with incredible development potential (subject to consent). The character is retained throughout the property, historically three separate cottages now one consecutive home! Your own opportunity to design a bespoke property to your own tastes and standards!

The property briefly affords: Entrance to lounge/sitting room with original features that could be sympathetically restored, spacious reception hallway, potential for two bedrooms, further attic rooms, kitchen, sunroom, and bathroom. Already a spacious house it could be further extended to the rear subject to the relevant planning consents.

Externally the property has impressive grounds with deceptively spacious garden, access potential to allow for plenty of off-road parking (again subject to consent) plus far-reaching views of Tal Y Fan, surrounding hillsides and sunny aspect ensuring you can have sunshine or shade throughout the day.

- ✓ A TRADITIONAL CHARACTER WELSH LONG COTTAGE
- ✓ SITUATED IN SOUGHT AFTER VILLAGE SETTING
- ✓ OCCUPIES AN IMPRESSIVE PLOT
- ✓ GARAGE AND OFF-ROAD PARKING
- ✓ NO-ONWARD CHAIN

Sitting Room

11' 10" x 8' 2" 3.60m x 2.49m



Reception Hall

11' 10" x 6' 4" 3.60m x 1.93m



Access to Loft Space From Reception Hall

11' 10" x 6' 4" 3.60m x 1.93m



Sun Room / Dining Room

10' 5" x 8' 3" 3.17m x 2.51m



Kitchen

8' 2" x 8' 3" 2.49m x 2.51m



Bathroom

8' 3" x 7' 6" 2.51m x 2.28m

Bedroom

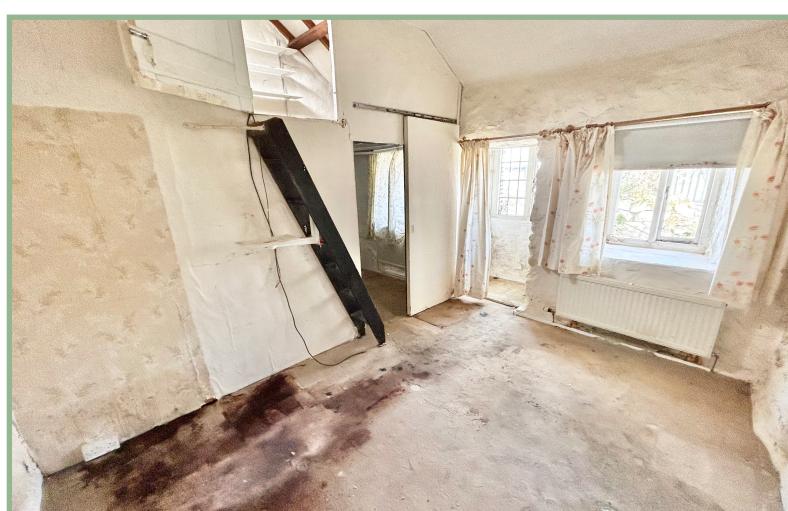
11' 10" x 8' 7" 3.60m x 2.61m

Bedroom / Reception Room

11' 10" x 6' 7" 3.60m x 2.00m

Access to Loft Space From Bedroom / Reception Room

11' 10" x 6' 7" 3.60m x 2.00m



Location

Rowen is often described as the prettiest and most sought-after village in the Conwy Valley and has a local shop and hostelry whilst the Medieval walled town of Conwy is some three miles distant with easy access to the A55 Dual Carriageway for Chester and the Motorways beyond.

Directions

From our Conwy office turn left into Uppergate Street, first left and then right into St. Agnes Road. Go down to the bottom of the hill then straight on at the crossroads on the Llanrwst Road. Go up the hill for approximately 2/3 miles until reaching the famous Groes Inn on the right-hand side. Turn right immediately signposted Rowen. Proceed into the Village and the property can be viewed on your right after a short distance.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC

Tenure: Freehold

2 Bedroom Long Cottage

Tyn Llidiart
Rowen
LL32 8YT

£275,000
REDUCED FROM £350,000

Reference Number: FP8276
5/3/2025

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the
near future please do not
hesitate to ask for a FREE
sales valuation

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

