



Betws Yn Rhos, Betws Yn Rhos LL22 8AW

£175,000

PRICED TO SELL!!!!

Monopoly Buy Sell Rent is pleased to offer this vast, fantastic ground-floor apartment located in the centre of this historic sought-after village of Betws Yn Rhos near Abergele with a primary school, shop, post office, pub and 18-hole golf course. The former coach house accommodation is spread over the whole of the ground floor with a large lounge, three double bedrooms with two ensuites, and a family bathroom, kitchen, utility and low maintenance outside space with decking built over the passing river. The property has been renovated by its current owners and offers fantastic living accommodation. The property is located in the centre of the village and dates back to the early 1800s when it was a former coach house on what was then the main highway through North Wales.

- Three Double Bedrooms, Three Bathroom
- Stunning Village Location
- Excellent Commuter Links
- Ground Floor Apartment
- Council Tax Band C
- Former Saracens Head Inn Coach House
- Close To Local Amenities
- Leasehold Property
- Excellent Holiday Let Opportunity
- Viewing Highly Recommended



Lounge

6.18 x 4.81 (20'3" x 15'9")

A bright lounge with a striking inglenook fireplace. The room has lots of natural light via the leaded single glazed window with laminate flooring running throughout.

Kitchen

5.63 x 3.15 (18'5" x 10'4")

A well-appointed dual-aspect kitchen with an integrated single oven, electric hob and extractor. The room also offers ample storage in the cream base and wall units throughout with a 1 1/2 stainless steel sink with mixer tap and drainer. There is ample space for under counter fridge freezer and small table and chairs.

Utility

2.95 x 2.60 (9'8" x 8'6")

Located between the front and rear door this convenient utility area offers void and plumbing for a washing machine and dryer with worktop space and sink with mixer tap.

Rear Hallway with Access to Communal Area

A carpeted hallway with doors leading to all bedrooms, family bathroom and locked door leading to communal areas. A large under-stairs storage is also available.

Master Bedroom

6.00 x 4.81 max (19'8" x 15'9" max)

A huge carpeted bedroom with wooden framed double-glazed windows overlooking the rear garden. There is ample space for bedroom furniture with a convenient ensuite shower room.

Ensuite

2.39 x 1.69 (7'10" x 5'6")

A part-tiled shower room with a walk-in shower cubicle with a thermostatic shower, low flush WC and pedestal sink.

Bedroom 2

4.43 x 2.72 (14'6" x 8'11")

A double room with laminate flooring offering a UPVC double-glazed window overlooking the front of the property. The room also benefits from an ensuite.

Ensuite Bedroom 2

3.83 x 1.06 (12'6" x 3'5")

A second shower ensuite with an electric shower in single shower cubicle with low flush WC and pedestal sink.

Bedroom 3

4.32 x 4.00 max (14'2" x 13'1" max)

A carpeted double room with ample space for bedroom furniture. The room offers a double-glazed wooden framed window overlooking the rear of the property.



Family Bathroom

2.56 x 1.92 (8'4" x 6'3")

Offering a full-sized bath with low flush WC, pedestal sink and mirrored vanity unit.

Rear Garden

The low-maintenance sheltered rear garden is a south-facing sun trap with paving and slate chippings running throughout the lower part and a lovely decked area located above the river to sit and enjoy al fresco dining with the trickling of the river passing by. A communal path leads out via the rear of the property to the adjacent car park.

Off Road Parking

The current owners are in the process of creating 2 allocated parking bays on the pictured area for the property.

Additional Information

The three-bedroom, three-bathroom property is heated by mains gas which was installed in 2012. The boiler has been serviced annually since by the current owners. The property is leasehold with a 985 year lease with an annual charge of _____ per annum. The property is listed as band C with Conwy County Council and has an Energy Performance Rating of D.







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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 64	Potential: 75
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 64	Potential: 75
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

