



Pentrefoelas, Betws-Y-Coed LL24 0HT

£289,950

Monopoly Buy Sell Rent are pleased to offer this detached stone built in the heart of the village of Pentrefoelas. The former stables were converted by the previous owner to create the detached three-bedroom, two-reception property which is currently being marketed as a holiday let. The property briefly comprises of a large dining room, lounge, kitchen, pantry, three double bedrooms and family bathroom. An LPG gas combi boiler heats the property with a gas bottle store on the left-hand side with wall mounted boiler in the kitchen. The property is ideally located for long walks in the country with Snowdonia within 30 minutes, Llyn Brenig and Llyn Alwen within 15 minutes and a selection of walks from your doorstep. As it is located near the A5 it is a short drive to Chester, Wrexham, Llangollen, Porthmadog and Pwllheli depending on what you fancy.

VIEWING HIGHLY RECOMMENDED

- Picturesque Stone Cottage
- Current Air BNB
- Off Road Parking for 4 Vehicles
- Freehold Property
- Central Location In Village
- Three Double Bedrooms
- Council Tax Band E
- Virtual Tour Available



Dining Room

4.55 x 4.31 (14'11" x 14'1")

A timber door leads into the dining room with tiled flooring and ample space for a large family to sit together at meal times. The double-glazed window has a timber frame and overlooks the front elevation. A hive thermostated is mounted on the wall with doors either end of the room leading to the kitchen and lounge respectively.

Kitchen

4.23 x 2.29 (13'10" x 7'6")

Two steps lead into the kitchen with a selection of oak fronted base and wall units. There are voids for all your kitchen needs including freestanding electric cooker, washing machine, under counter fridge and bin. Timber framed double glazed windows overlook the front and side elevation with a timber door leading to the side of the property.

Pantry

1.96 x 1.92 (6'5" x 6'3")

A sizeable pantry that offers ample storage for food and smaller appliances. The room offers an opportunity to create an additional downstairs WC or shower room should this be needed by the future owners.

Lounge

4.32 x 4.30 (14'2" x 14'1")

The lounge is a fabulous size with plenty of space for entertaining. The room has ample electrical points throughout with ample space for a large family. The large double glazed window allows lots of natural light with a tiled floor and wooden staircase leading up to the first floor.

Landing

The carpeted landing leads to all bedrooms and the family bathroom with Velux windows allowing natural light.

Master Bedroom

4.40 x 3.51 max (14'5" x 11'6" max)

A carpeted double room with ample space for multiple beds and furniture. A door that isn't currently in use leads to a stone staircase to the side of the property which descends to the front.

Bedroom 2

3.39 x 2.76 (11'1" x 9'0")

Carpeted double room with double-glazed timber framed window overlooking the front elevation. There are ample electrical points throughout and high ceilings.

Bedroom 3

4.32 x 2.39 (14'2" x 7'10")

A third double room with carpeted flooring and double-glazed timber framed windows overlooking the front and side elevations.

Bathroom

3.94 x 1.73 (12'11" x 5'8")

A bright bathroom with tiled flooring and part tiled walls with Velux style window allowing natural light. The room offers a shower cubicle with a thermostatic shower, low flush WC and pedestal sink.

Front of Property

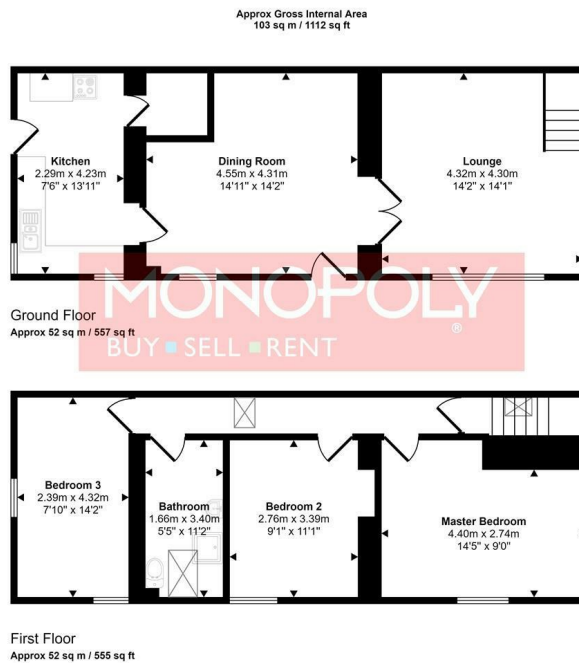
Two timber gates lead into the tarmacked driveway with a dry-stone walled perimeter. A stream trickles by the property with similar stone buildings on either side.



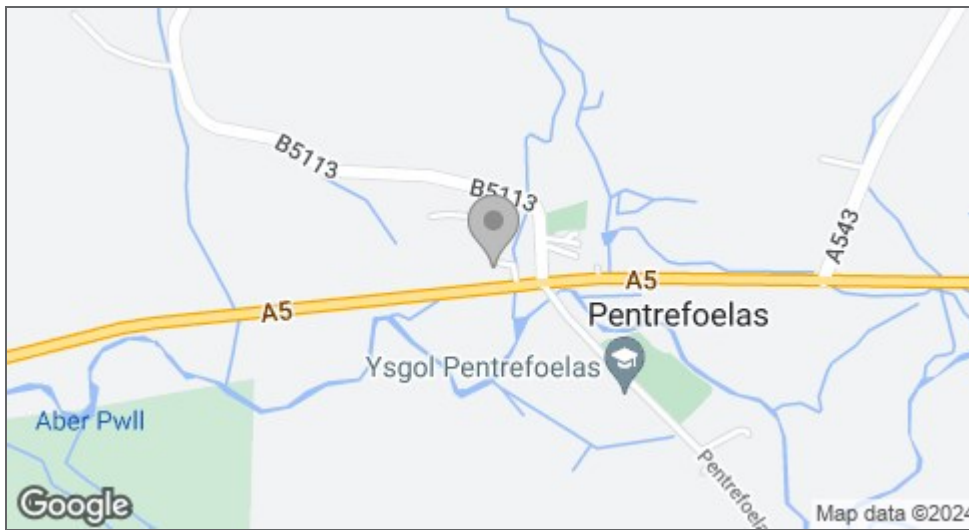








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(54-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.

