



Betws Yn Rhos, Abergelge LL22 8AT

£320,000

Monopoly Buy Sell Rent are pleased to offer this striking 4-bedroom property on the outskirts of the popular village of Betws yn Rhos. The stone-built property offers 2 large receptions, a cottage-style kitchen, utility, a downstairs bathroom and 4 double bedrooms. The garden offers fabulous views of the coast and surrounding countryside with off-road parking to the front and a paved front garden. The village itself offers an array of things to do with the golf course and separate foot golf course as well as a recently opened bistro. The local tavern offers bar meals and an opportunity to replenish the body after your country walks with the convenient shop in the centre of the village.

VIEWING HIGHLY RECOMMENDED

- Large Semi-Detached Property
- Outskirts Of Village Location
- Fabulous Views From Rear Garden
- Council Tax Band E
- 4 Bedrooms - 2 Receptions
- Close To Excellent Schools
- Freehold Property
- VIRTUAL TOUR AVAILABLE



Parlour

4.25 x 4.16 (13'11" x 13'7")

A timber door opens up to the parlour with quarry tiles throughout and a beautiful beamed ceiling. The fireplace is located in the corner of the room and could be recommissioned with a little work.

Lounge

6.41 x 4.89 (21'0" x 16'0")

The fabulous lounge has an imposing stone fireplace with an oak mantelpiece with a multifuel burner in situ. The room offers ample space for a large family with an oak-paneled staircase with built-in storage and oak window sills. There are 3 double-glazed UPVC windows with a built-in bookcase beneath the stairs.

Kitchen

4.75 x 2.50 (15'7" x 8'2")

A traditional country-feel kitchen with a Stanley oil-fired aga and ample base and wall units in pitch pine. The UPVC double-glazed windows overlook the rear garden with quarry-tiled flooring and tiled splashback.

Downstairs Bathroom

2.04 x 1.97 (6'8" x 6'5")

The convenient bathroom offers a full-size bath with a mixer shower fitting over, a low flush WC and a pedestal sink. The walls are part tiled with vinyl flooring throughout.

Inner Hallway

The inner hall lies between the kitchen and parlour with a quarry-tiled floor with three floor-to-ceiling cupboards offering additional storage.

Utility

3.28 x 2.74 (10'9" x 8'11")

The utility offers plumbing and voids for a washing machine and dryer with a laminate worktop and stainless steel sink with a mixer tap. A timber door leads out to the rear garden with double-glazed windows overlooking the rear and side elevations.

Master Bedroom

4.89 x 2.93 max (16'0" x 9'7" max)

A carpeted double room with UPVC double-glazed window overlooking the front elevation. There are ample electrical points throughout with a wall-mounted radiator.

Bedroom 2

3.90 x 3.36 (12'9" x 11'0")

The carpeted double room has a beamed ceiling with a radiator and a double-glazed window overlooking the rear garden and offering views beyond.

Bedroom 3

4.18 x 3.18 (13'8" x 10'5")

The double bedroom has built-in cupboards with lots of natural light in the room via the Velux window in the ceiling and a double-glazed UPVC window overlooking the rear elevation.

Bedroom 4

3.15 x 2.43 (10'4" x 7'11")

The large single room has a built-in single wardrobe with a UPVC double-glazed window overlooking the front elevation.

Upstairs WC

1.96 x 1.64 (6'5" x 5'4")

A convenient WC with Velux window offering a low flush WC and pedestal sink with vinyl flooring throughout.

Front Of Property

The property is located on the outskirts of the village with off-road parking for two vehicles and a timber gate leading to the front of the property with an Indian stone patio and path leading to the front door.

Rear Garden

A large rear garden is predominantly laid to lawn with a timber shed with a veranda and mature



shrubs throughout. There is a mature hedge to the rear with breathtaking views beyond of the coast and surrounding hills. A Worcester external oil-fired boiler is located in the corner of the garden with the oil tank and an additional timber shed. There are two former outhouses to the side of the property to store garden appliances or logs with a timber gate leading to the car parking area.

Large Shed with Veranda

5.80 x 2.84 internal (19'0" x 9'3" internal)

The large timber shed has had electricity fitted to it in the past but this has not been checked by the current owners. The main area has a lockable door with and consumer unit and electrical points with a veranda to the front.

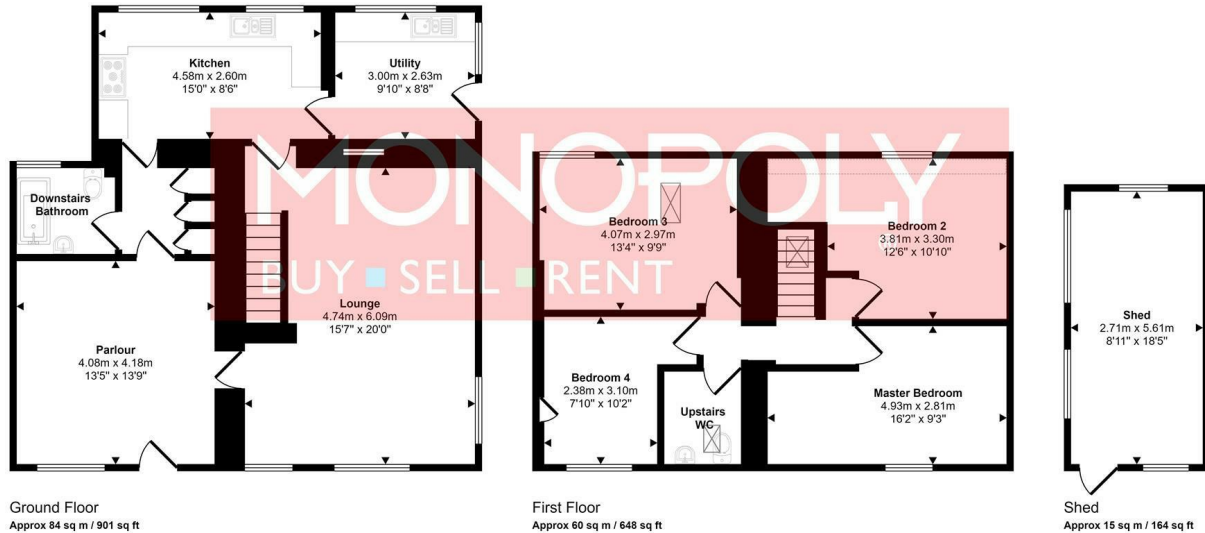




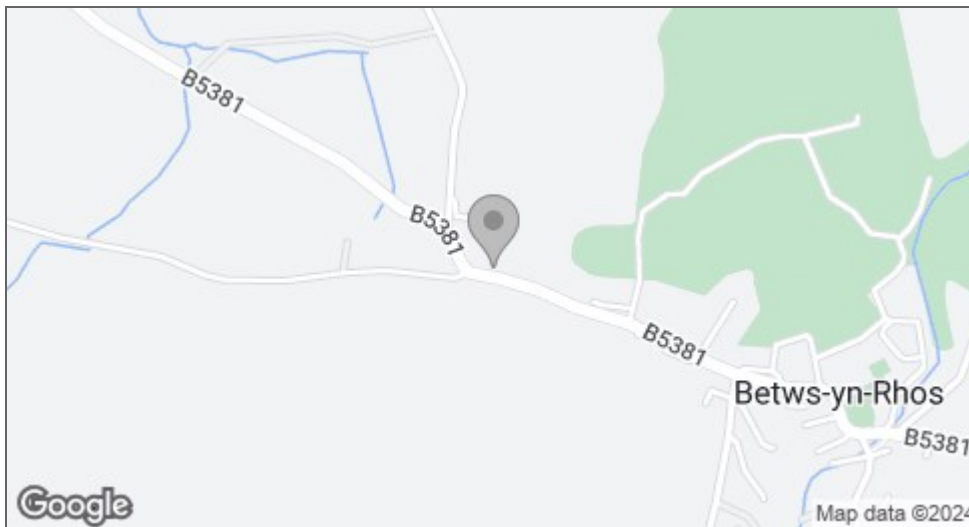




Approx Gross Internal Area
159 sq m / 1713 sq ft



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 Shappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D			
(39-54) E		41	
(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			
(55-68) 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.

