



4 White Street, LL24 0UB

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A beautifully presented two bedroom cottage situated in this rural village in the Snowdonia National Park within easy reach of Betws Y Coed. The property benefits uPVC double glazing and central heating. There is parking for two cars and a raised garden. Modern and light interior with character features including a multi fuel burner. Contents available under a separate negotiation.

OPEN PLAN LOUNGE/KITCHEN/DINER

6.10m x 4.00m

Multi fuel stove with slate hearth and surround with timber mantle. Two radiators. Television point. Stairs to first floor landing. Electric switch box. uPVC double glazed window to the front and rear. Kitchen area: Fitted wall and base units having complimentary work surfaces. Fridge. Washing machine. Electric oven and hob.

INNER HALLWAY

uPVC door to rear.

BATHROOM

Fitted bathroom including heated towel rail, underfloor heating and thermostatic shower. Extractor fan. Panelled bath, WC and wash hand basin. Partly tiled walls. Double glazed window.

FIRST FLOOR

BEDROOM NO: ONE

13'2" x 10'11"

Radiator. Two storage cupboards.

BEDROOM NO: TWO

8'11" x 7'8"

Radiator. Views to the rear.

OUTSIDE

Just a short distance from the property is a parking area and raised garden with lawned area and storage shed.

TENURE

The property is offered for sale freehold. Solicitors to confirm.

SERVICES

It was noted that mains water, electricity and drainage are connected. None of these services have been tested by the selling agent.



MISREPRESENTATION ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of the property whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
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3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

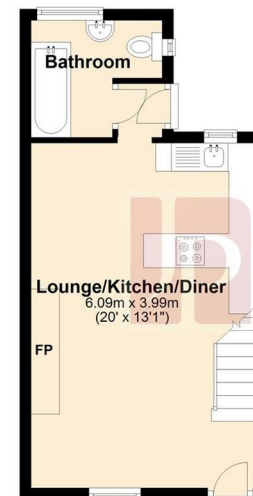
MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

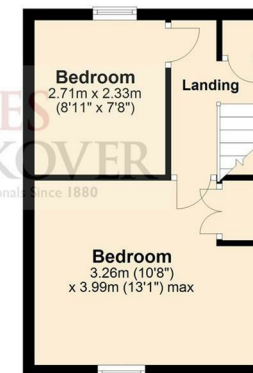


FLOORPLAN

Ground Floor
Approx. 29.3 sq. metres (315.5 sq. feet)



First Floor
Approx. 24.3 sq. metres (261.5 sq. feet)



Total area: approx. 53.6 sq. metres (577.0 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating		
	Current	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		
	41	80
England & Wales	EU Directive 2002/91/EC	

MAP



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