



JONES PECKOVER

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Refail Bach, Ysbyty Ifan, Betws-Y-Coed, LL24 0NS

- DETACHED CHARACTER COTTAGE
- GARAGE, WORKSHOP AND AMPLE PARKING
- CONSERVATORY TO THE SIDE
- EPC RATING - B
- LARGE PLOT IN VILLAGE CENTRE
- GROUND SOURCE HEATING & SOLAR
- VIEWING ESSENTIAL

Welcome to this immaculately presented, detached two bedroom house situated in the beautiful village of Ysbyty Ifan in the Snowdonia National Park and just a short drive from the renowned village of Betws Y Coed and its wide range of amenities including shops, cafe's bus routes and train station. Refail Bach offers spacious living accommodation on a large plot with garage, workshop and ample parking. With improvements made over the years there is uPVC double glazing, ground source heating and solar panels. Features include a farmhouse style kitchen, exposed ceiling beams and Inglenook fireplace in the lounge. Viewing is highly recommended by the selling agents.

DIRECTIONS

From Betws Y Coed centre head along the main road in the direction of the A5. At the Waterloo Bridge follow the road around and continue for approximately 5 miles and turn right signposted "Ysbyty Ifan" follow the road to the village and turn left at the bus stop. Go over the stone bridge and the property will be found a short distance along on the left hand side.

LOCATION

Ysbyty Ifan is a small Village located in the Snowdonia National Park approximately 2 miles from the A5.

THE ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

ENTRANCE PORCH

uPVC front entrance door. Tiled floor. Door to:

LIVING ROOM

16'10" x 11'5" (5.15m x 3.48m)

Stone built inglenook fireplace with lintel over and slate hearth housing a multi-fuel stove. Exposed ceiling beams. Television point. Stairs to first floor.

DINING KITCHEN

KITCHEN AREA

8'1" x 15'8" (2.47m x 4.78m)

Farmhouse style kitchen with a range of fitted pine fronted wall and base units having complimentary work

surfaces and tiled splash backs. Belfast sink. Built in oven and grill. Space for a fridge freezer. Rayburn with brick plinths to either side. Four ring ceramic hob. All white goods to remain with the property.

DINING AREA

11'5" x 13'9" (3.48m x 4.20m)

Fitted breakfast bar. Space and plumbing for an automatic washing machine. Space for a dryer. Glazed uPVC door leading to rear garden and parking area. Solaz solar power unit.

DOWNSTAIRS SHOWER ROOM

Shower cubicle with electric shower. Wash hand basin. Low level WC. Extractor fan.

DINING ROOM

12'11" x 11'9" (3.94m x 3.60m)

Feature fireplace with cast iron inset. and electric coal effect fire. Exposed ceiling beams. Door through to the conservatory.

CONSERVATORY

10'10" x 8'2" (3.31m x 2.51m)

Overlooking the side garden and seating area. Double doors to outside.

FIRST FLOOR LANDING

BEDROOM NO: ONE

13'4" x 12'7" (4.08m x 3.85m)

Fitted wardrobes. Radiator.

BEDROOM NO: TWO

9'10" x 11'5" (3m x 3.50m)

Fitted wardrobes. Built in cupboard.

BATHROOM

Panelled bath with hand held shower. Corner pedestal wash hand basin. Low level WC. Tiled walls.

GARAGE

17'3" x 16'1" (5.27m x 4.91m)

Concrete base; twin doors; power and light connected.



WORKSHOP

Cobbled floor. Original timber stall risers. Interconnecting door leading to garage.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors.

COUNCIL TAX

The property is believed to be in Tax Band D. Information from www.voa.gov.uk

SERVICES

None of the services have been tested by the selling agents, however, it was noted that mains electricity, water and drainage are connected with ground source heating and solar panels.

BROADBAND SPEED

500 Mbps available on fibre according to uswitch.co.uk

VIEWING

Please contact our Abergele office to arrange a viewing: 61 Market Street, Abergele, Conwy, LL22 7AF, E: abergele@jonespeckover.com, T: 01745 832240

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.

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any

intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	92
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(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		





Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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