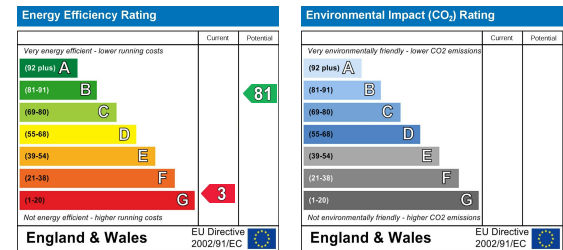


3 Newgate Street, Betws-Y-Coed, LL24 0UT
£79,950



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



3 Newgate Street, Betws-Y-Coed, LL24 0UT

£79,950



Tenure
Freehold.

Council Tax
Band B. Average from 1st April 2025
£1,805.09

Property Description
Located in the picturesque village of Penmachno, deep within the breath-taking landscape of Snowdonia National Park, this delightful two-bedroom, double-fronted character cottage offers a rare opportunity to create a dream home or idyllic retreat. Just a short drive from the ever-popular town of Betws-y-Coed, the property exudes rustic charm with original features including exposed timber ceiling beams and a characterful fireplace that hint at its historic roots.

While the cottage does require modernisation, it presents the perfect canvas for those eager to craft a bespoke living space in one of North Wales' most desirable locations.

Timber-framed double glazing to the front adds to its traditional appeal, and the surrounding area is a haven for lovers of the great outdoors, with scenic countryside and mountain walks right on your doorstep. The friendly village of Penmachno offers a welcoming community with amenities including a local shop and traditional pub, all

just moments from the tranquillity of this serene rural setting.

Services
It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Living Room
14'0" x 6'5" (4.28m x 1.98m)

Kitchen
9'0" x 5'10" (2.75m x 1.80m)

Store Room
5'10" x 3'9" (1.80m x 1.15m)

First Floor

Bedroom No: One
15'1" x 8'8" (4.62m x 2.65m)

Bedroom No: Two
14'6" x 6'2" (4.43m x 1.90m)

Bathroom
6'4" x 4'4" (1.94m x 1.33m)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North

Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

