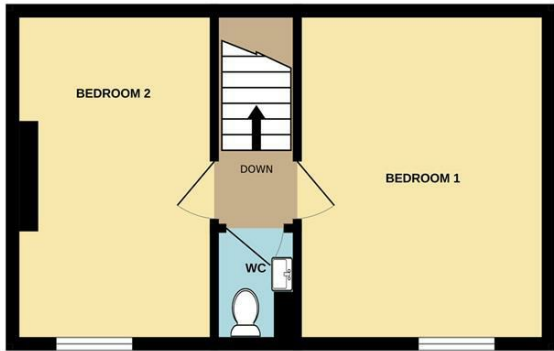




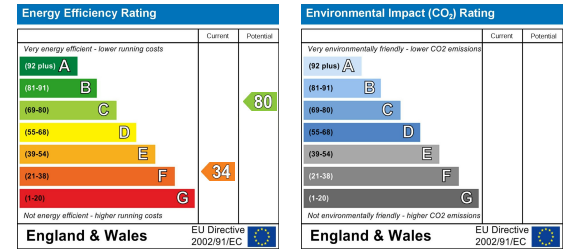
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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P J B
Prys Jones & Booth



Bron Heulog , Capel Garmon, LL26 oRW
£350,000



Bron Heulog , Capel Garmon, LL26 0RW

£350,000



Tenure
Freehold.

Council Tax
Band D. Average from 01.04.2025 £2,320.83

Property Description
Welcome to this double fronted, traditional character cottage which has been completely renovated by the present owners and offers comfortable, tasteful and spacious accommodation.

The property is located in the rural village of Capel Garmon in the Snowdonia National Park and just a short drive to the renowned inland resort of Betws Y Coed.

On entering the property the front entrance is covered by a solid oak and slate open porch with the front door leading into the dining kitchen. This a spacious room with feature fireplace and stunning oak and glass open tread staircase leading to the first floor. There is a convenient door to the rear of the property which opens to the small rear yard area. A range of newly fitted wall and base units along with built in oven and ceramic hob, overhead extractor fan, integrated dishwasher, washing machine and fridge freezer.

The living room is again with underfloor heating is spacious with feature fireplace housing a log burning stove and overlooking the front garden

and views of the Snowdonia Mountain Range.

The bathroom comprises four piece suite with shower cubicle, panelled bath, WC, wash hand basin and underfloor heating.

To the first floor you will find two double bedrooms and an additional WC with vanity wash hand basin.

To the outside there is a tarmacadam driveway with ample off road parking, a raised lawned area and patio seating area along with a good size timber shed.

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

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

Open Plan Dining/Kitchen
27'1" x 11'8" (8.28m x 3.57m)

Living Room
14'5" x 11'3" (4.41m x 3.45m)

Bathroom
8'8" x 5'10" (2.65m x 1.78m)

First Floor

Bedroom No: One
14'6" x 11'5" (4.42m x 3.49m)

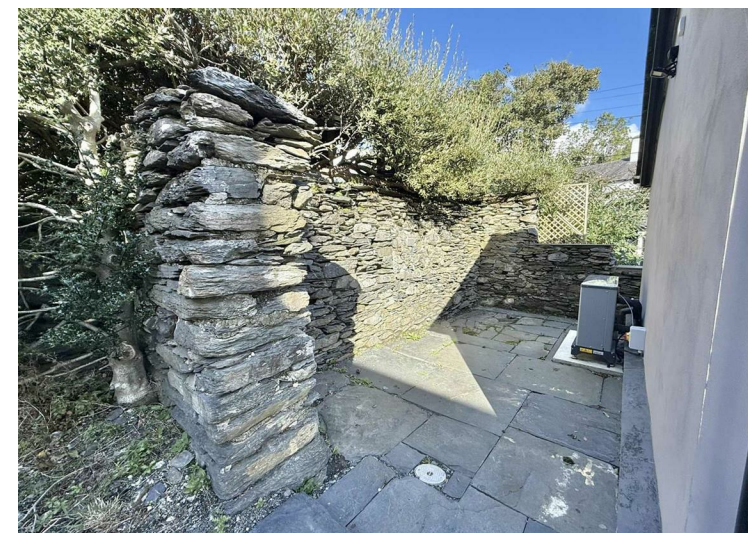
Bedroom No: Two
15'0" x 8'1" (4.59m x 2.48m)

WC
5'3" x 4'3" (1.62m x 1.32m)

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, Kinnel 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.

