



## Caban Y Pair Holyhead Road

Betws Y Coed LL24 0BN

£695,000

A superb mixed residential and commercial premises with established Cafe business in popular Snowdonia village.

Offered for sale this long established, extremely successful, Cafe and letting property situated in prime location close to the renowned Pont Y Pair bridge within the village. Renovated and re-furbished 3 bedroom cottage with attractive private gardens located to the rear. Ideal lifestyle opportunity to live and work in one of the most picturesque villages in the Snowdonia National Park.

Viewing Highly Recommended.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Location

Betws y Coed is situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of Outstanding Natural Beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby.

## Cafe Premises L-Shaped:

Large windows onto front elevation and the main A5 trunk road. Total restaurant area - 35.58m<sup>2</sup> plus servery and rear kitchen. Offering approximately 35 internal covers plus additional outside seating during summer months. Steps leading up to lobby and W.C for use with the restaurant. Central heating provided to restaurant areas.

## Kitchen:

13'6" x 12'7" + 13'6" x 4'10" (4.11 x 3.83 + 4.11 x 1.47)  
Range of commercial kitchen appliance's; dishwasher; cooking range; griddle and pot washing/dishwasher fittings. Rear door leads to outside.

## Rear Converted Stone Outbuilding:

12'2" x 12'3" (3.7 x 3.74)  
Providing storage for cafe use; vaulted ceiling; overhead storage area; sealed unit double glazed windows.

## Side Covered Entrance:

Leading to rear gardens, established landscaped areas with tiered seating and private outside eating area for cottage use.

## The Cottage:

The Cottage is currently let out as a quality 3 bedroom letting cottage, but would also be an ideal family home to live and work on the premises.

## Oak Front Door:

Leads to:

## Large Living Room:

17'1" x 13'1" (5.2 x 4)  
Feature vaulted roof with exposed 'A frames' and purlin's; feature inglenook fireplace with log burning stove; windows to front and rear elevation; oak flooring; column radiators; TV point.

## Kitchen and Dining Room:

15'8" x 12'2" (4.78 x 3.72)  
Fitted range of base and wall units with timber and slate worktops; inset sink; integrated fridge and freezer; stainless steel oven; four plate hob and extractor unit above; plumbing for automatic washing machine; tall cupboard; peninsular base units and breakfast bar; feature former fireplace with slate hearth and lintel; double panelled radiator; built-in cupboard housing boiler; attractive vaulted ceiling with 'A frame' roofs and velux windows; inset spotlighting.

## Internal Landing/Hallway:

Oak flooring and radiator.

## Bedroom 1:

12'5" x 9'9" (3.79 x 2.98)  
Secondary double glazed window overlooking front; radiator; exposed timbers.

## Bedroom 2:

12'6" x 11'0" (3.8 x 3.36)  
Secondary double glazed window overlooking front; double panelled radiator.

## Bedroom 3:

9'10" x 8'7" (2.99 x 2.62)  
Secondary double glazed window overlooking front; double panelled radiator.

## Bathroom:

8'11" x 8'1" (2.73 x 2.46)  
Panelled bath with shower above; shower screen; pedestal wash hand basin; low level W.C; chrome heated towel rail and radiator; extractor fan.

## Outside:

Terraced gardens with outside seating and eating areas for private use. Views over rooftops to surrounding hillsides and the Gwydir Forest and across towards Betws y Coed village.

## Services:

Mains water, electricity, gas and drainage are connected to the property.

## Viewing:

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

## Proof of ID:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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