

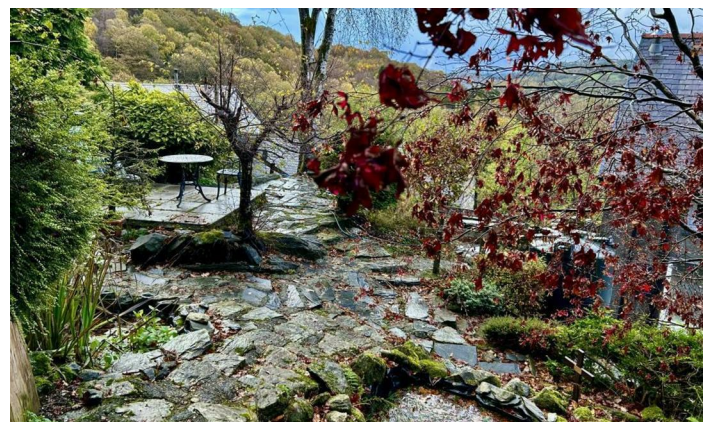


## Ael Y Bryn 1 Pont Cyfyng Capel Curig LL24 0EA

£330,000

A spacious, well appointed 4 bedroom family home in idyllic hamlet setting enjoying panoramic views down the Llugwy valley. Garage, parking and landscaped garden.

Commanding an elevated setting on the outskirts of Capel Curig in a small popular hamlet. Large garden which has been terraced and thoughtfully set out with a range of plants, shrubs and vegetables. The house offers spacious, well presented character accommodation comprising breakfast kitchen with bespoke pine units, a Rayburn and polished slate worktops, 2 sitting rooms with open fireplace and multi fuel stove, spacious landing, 4 bedrooms and family bathroom. Central heating and double glazing. A superb semi detached family home with large garden, convenient for local walks, A5 and village amenities. Local Occupancy Clause applies. Viewing Highly Recommended



Tel: 01492 642551

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## Location

The property is set in the heart of Eryri at Capel Curig on the A5, some 5 miles from Betws Y Coed which has excellent restaurants and shopping facilities from souvenirs, arts and crafts, speciality food, walking and climbing equipment and 18 miles from the University City of Bangor.

The Accommodation Affords:  
Approximate Measurements Only.

Front Door leading to :

### Kitchen Diner:

25'7" x 11'10" (reducing to 7'10" in kitchen area)  
(7.81 x 3.62 (reducing to 2.41 in kitchen area))  
Dining Area - with UPVC double glazed french windows opening onto side of property, balustrade turn staircase leading off to first floor level, 2 double panelled radiators, tiled floor, access leading off to living area, telephone point.



Kitchen- Range of bespoke pine base units and shelving, polished slate worktops, 4 ring hob with canopy stainless steel extractor above, peninsular units subdividing from dining area, oil fire rayburn, porcelain 'Belfast' style sink, plumbing for automatic washing machine, integrated slate drainer, dresser style wall unit, cloak hooks, UPVC double glazed window and door.





### Snug:

11'3" x 10'6" (3.45 x 3.22)

Radiator, recessed fire place with slate hearth, timber lintel over, timber surround and recess for multi fuel stove, T.V point, UPVC double glazed doors leading onto front enjoying extensive views.

### Living Room:

14'4" x 12'7" (4.39 x 3.86)

Two double panelled radiator, oak flooring, feature 'Adam' style fireplace with cast iron and tiled inset, 2 UPVC double glazed windows overlooking rear, coving.

### First Floor Landing:

With further timber balustrade leading off to second floor level, under stair storage area; double panelled radiator.

### Bedroom 1:

12'10" x 10'5" (3.92 x 3.19)

Timber flooring, UPVC double glazed window overlooking front with panoramic views, built-in wardrobe.

### Bedroom 2:

12'6" x 10'7" (extending to 14'4") (3.83 x 3.25 (extending to 4.39))

2 UPVC double glazed windows overlooking rear, inset spotlighting, double panelled radiator.

### Family Bathroom:

10'4" x 7'10" (3.17 x 2.39)

Panelled bath, shower enclosure, low level W.C, pedestal wash hand basin, UPVC double glazed window to rear, double panelled radiator, ladder style towel rail, built-in cylinder cupboard.

### Bedroom 3:(Currently used as Office)

8'7" x 8'2" (2.62 x 2.49)

Radiator, UPVC double glazed window overlooking front with extensive views, built-in wardrobe.

### From First Floor Landing:

Stair case leading off to attic converted bedroom.

### Half Landing:

UPVC double glazed window overlooking side enjoying views, large built-in eaves cupboard to both sides.

### Bedroom 4:

13'1" x 76'6" (plus eaves) (4. x 23.32 (plus eaves))

Sealed unit double glazed velux to front and rear pitch; double panelled radiator.





### Outside:

Property benefits from large landscaped garden mainly to rear of property with various outside seating areas in terraced area with interconnecting pathways, patio areas, greenhouse and store shed, fuel store, garage with secure metal doors, views overlooking the valley.

### Services:

Mains water, electricity and drainage are connected to the property. The property benefits from recently having been insulated throughout, new radiators throughout, new high efficiency hot water mains pressure tank and Samsung Air to Water Heat Pump (September 2023) Solar Panels have been fitted in the garden area.

### Council Tax:

Council Tax Band D

### Directions:

Proceed into Capel Curig along the A5 from Betws y Coed, take a left over the Pont Cyfng bridge and the property will be viewed on the right hand side.

### Viewing:

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

### Agents Note:

Please note that this property is subject to a local occupancy restriction - Ask agent for further details.

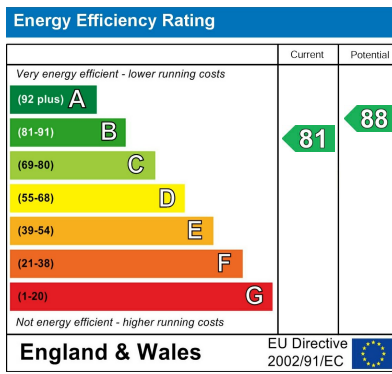
### Proof of I.D:

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.









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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