



Bodhyfryd Guest House

Betws-Y-Coed LL24 0BN

£465,000

A substantial, well presented semi detached Bed and Breakfast premises located in a prominent setting within this popular inland tourist resort.

8 letting rooms (some with En-suite facilities), central heating and majority double glazing. Rear cottage which, upon undertaking upgrading and refurbishment, would be an ideal owners accommodation or self contained holiday let.

8 Bedrooms and a Self contained rear owners or letting cottage. Garden and views.

Bod Hyfryd is a long established, successful Bed and Breakfast premises occupying a convenient setting within close walking distance of village centre. The property lies adjacent to the A5 main road- ideal for passing trade. Views across the front towards Cyrau rockface overlooking the river Llugwy.

Viewing Recommended.



Tel: 01492 642551

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





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.

The Accommodation Affords:
Approximate Measurements Only

Ground Floor Entrance Hallway:
Understair storage cupboard. Double panelled radiator. Coved ceiling.

Dining Room:
Radiator, UPVC double glazing to front.

Rear Lounge:
Adam' style white surround with marble inset housing coal effect gas fire. T.V. Point. Coving. Window to rear elevation. Double panelled radiator.

Rear Laundry Room:
Worcester central heating boiler. Shelving. Plumbing for automatic washing machine. Space for dryer. Doorway to rear.



Kitchen:

11'8" x 8'3" (3.57 x 2.52)

Range of fitted white base and wall units with complementary black gloss worktops, stainless steel cooking range with canopy extractor above. 1½ bowl sink with mixer tap, plumbing for automatic dishwasher, uPVC double glazed windows and door.

Walk-in Storage Room:

10'11" x 5'4" (3.34 x 1.63)

Overlooking rear. Built-in cupboards and shelving.

Bedroom No 8:

9'10" x 8'9" (3. x 2.69)

Bay window to front. Two radiators. En-suite Shower Room. Built-in wardrobe.

First Floor:

Landing.

Rear Shower Room:

Three piece suite. Radiator. Velux window. Shaver and light point.

Separate W.C:

Separate W.C.: Low level suite. Window to rear elevation.

Bedroom No 1:

Single overlooking rear. Vanity wash basin, built-in storage and vanity unit. Radiator. T.V. Point.

Bedroom No 2:

Double overlooking front with views. Wash basin. Radiator. Secondary double glazed window.

Bedroom No 3:

Large double glazed bay window overlooking front with views. Double panelled radiator. En-suite Shower room with 3 piece suite and extractor fan.

Bedroom No 4 :

Double En-suite, radiator, T.V point, UPVC window overlooking rear, shower room with 3 piece suite.

Second Floor

Bedroom No 5:

Single room. Sealed unit double glazed velux overlooking rear. Double panelled radiator. Currently used as office.

Bedroom No 6:

Twin room. Vanity wash basin. Radiator.

Bedroom No 7 :

Double Room. uPVC double glazed window overlooking front. Exposed roof and wall timbers. Double panelled radiator. Pedestal wash basin. Shaver and light point. En-suite Shower Room.



REAR OWNERS COTTAGE

Bedroom: (On ground floor)

12'0" x 10'4" (3.68 x 3.15)

Recessed understair storage. Double panelled radiator. Window to side elevation. External door. Beamed ceiling. Staircase leading off to:

Kitchen:

10'9" x 5'8" (3.3 x 1.73)

Hot and cold water supply. Plumbing for automatic washing machine. Gas cooker point. Window to side elevation.

Bathroom:

Connections for 3 piece suite.

Living Room:

11'10" x 10'2" (3.63 x 3.1)

Beamed ceiling; feature fireplace with timber lintel, window to front elevation, door leading onto rear garden.

Outside:

Raised garden to front. Steps leading up to front of property. Outside lighting. Side driveway with parking. Access up rear steps to patio area. Summerhouse/shed. Further steps leading up to raised grassed garden at rear. Outside water tap. Timber garden shed.

Agents Note:

All rooms have colour T.V and tea/coffee making facilities.

The rear cottage has been stripped out ready for upgrading and refurbishment work. The buyer must budget for this work but upon completion would provide a superb owners cottage or self contained letting cottage.

Services:

Mains water, electricity and drainage are connected to the property. Gas fired central heating. Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Directions:

Proceed through the village of Betws y Coed along the A5 in the direction of Capel Curig and the property will be viewed on the left hand side.

Viewing Llanrwst

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

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of

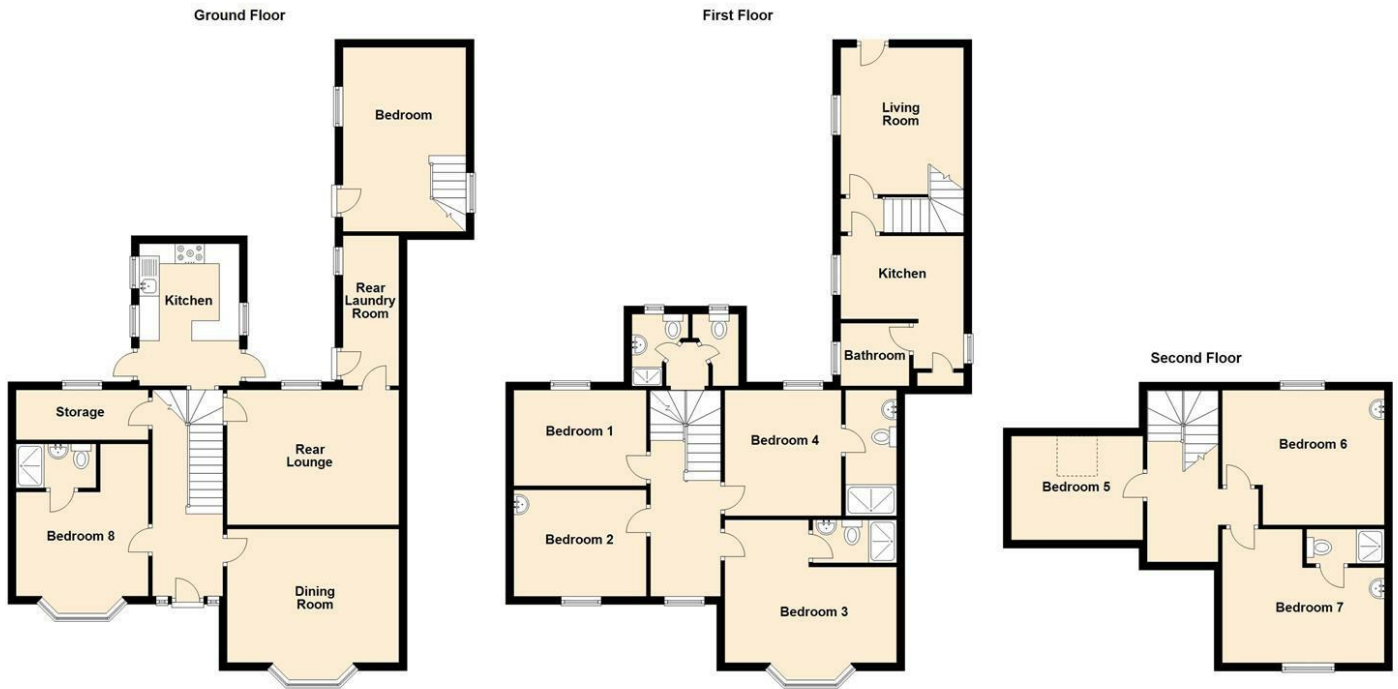




identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other 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) A			
(81-91) B			82
(69-80) C		61	
(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	



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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 option must be treated as given on the same basis as these particulars.

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