



## Arwel

Capel Garmon LL26 0RW

£325,000

A substantial 4 bedroom detached house occupying a prominent village centre setting with rear garden enjoying extensive views across to the mountains of Snowdonia.

Beautifully presented house which retains original character features throughout including beams and Inglenook fireplace with cast iron wood burning stove. Affording Reception Hall, Lounge and Dining area, Kitchen and Dining Room, Sitting Room, 4 Bedrooms (Main En-Suite Bathroom) and Shower Room.

Central heating and uPVC double glazing. Rear courtyard with outhouses raised random paved patio area and upper level grassed garden with summer house and panoramic views.

Viewing Highly Recommended.



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## Location

Situated within the peaceful village of Capel Garmon above the beautiful Conwy Valley, surrounded by open countryside. Within 2 miles is the popular inland tourist resort of Betws-y-Coed, known as the 'Gateway to Snowdonia'. The traditional market town of Llanrwst lies approximately 3 1/2 miles away in the opposite direction.

The Accommodation Affords:  
(Approximate measurements only)

### Reception Hall:

Composite front door; balustrade and spindle staircase leading off to first floor level; understairs storage cupboard; double panelled radiator; timber floor; beamed ceiling; double glazed window to front elevation; electric meter cupboard.

### Sitting Room:

13'1" x 11'10" (4m x 3.61m)

Radiator; beamed ceiling; large double glazed window to front elevation.

### Living Room:

22'3" x 9'10" (6.8m x 3m)

Feature recessed stone fireplace with substantial slate lintel over; raised slate hearth; cast iron wood burning stove; beamed ceiling; TV point; Wifi; two radiators; triple glazed windows to rear elevation; two double glazed casement windows to rear elevation; further doorway leading to dining room.





#### Kitchen:

11'6" x 8'9" (3.51m x 2.67m)

Fitted range of base and wall units with fitted complementary worktops; plumbing for automatic washing machine; 1.5 bowl porcelain sink with mixer tap; inset wine rack; electric cooker point and Rangemaster with hood above; built-in direct fire boiler for central heating (oil fired), integrated dishwasher; beamed ceiling; inset lighting; wall mounted plate rack and shelving unit; space for fridge freezer.

#### Breakfast/Dining Area:

12'2" x 8'9" (3.72m x 2.69m)

Double panelled radiator; casement window to rear elevation; timber and glazed rear door; beamed ceiling.

#### First Floor

##### Landing:

Built-in hot water tank and airing cupboard; access to roof space. central heating controls and immersion heater.

##### Bedroom 1:

15'9" x 9'9" (4.82m x 2.99m)

Sash double glazed window to front elevation; double panelled radiator; access to roof space; En-Suite Bathroom with panelled bath and electric shower above; pedestal wash hand basin; low level W.C; wall tiling; double panelled radiator.

##### Bedroom 2:

11'8" x 13'1" (3.56m x 4m)

Two double panelled radiators; two sash windows one overlooking front and one overlooking side.

##### Bedroom 3:

11'7" x 12'5" (3.55 x 3.8)

Escape window; double glazed casement window to rear elevation with views; radiator.

##### Bedroom 4:

9'2" x 6'6" (2.8m x 2m)

Sash double glazed window overlooking front; double panelled radiator.

##### Shower Room:

Three piece suite comprising shower enclosure; pedestal wash hand basin; low level W.C; casement window to rear elevation; heated towel rail.

##### Outside:

Side access leading to rear garden area on three levels, outside store shed (2.73m x 2.99m) used for storage. Outside lighting and water tap, oil tank. Decorative slate patio area with raised borders, steps leading up to grassed garden at rear enjoying extensive views towards the mountain range of Snowdonia, summer house.

##### Services:

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

##### Directions:

On entering the Village of Capel Garmon, continue straight ahead passing the School and the housing estate on your left hand side. Arwel is on your right hand side in the centre of the village opposite the White Horse Inn.

##### 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.

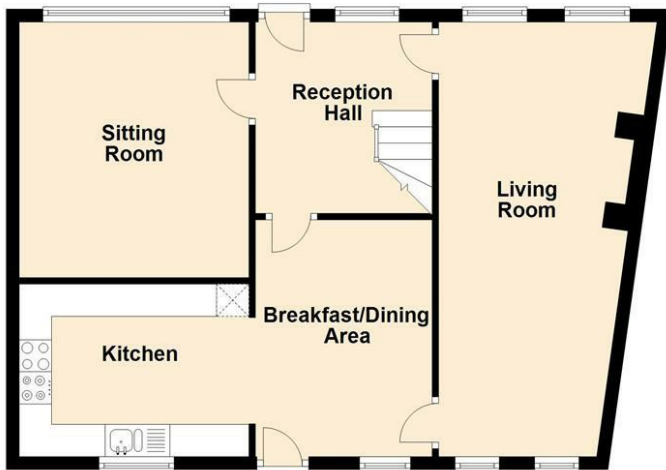
##### Council Tax:

Currently classed under business rates. no payment required



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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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