



## Swn Y Nant

Betws Y Coed LL24 0AP

£349,500

A well presented detached 3 bedroom house in prominent village centre setting, convenient for local restaurants, shops, train station and popular walks.

Swn Y Nant is ideally located within this inland tourist resort being within level walking distance of all amenities. Currently a successful holiday let property which will be available as a going concern if required or with vacant possession.

Affording: Entrance porch/hall, cloakroom, open plan living and dining room, kitchen, bedroom 3, landing, bedroom 1, bedroom 2 and bathroom.

Driveway rear courtyard style garden and double garage. Central heating and double glazing. Potential to extend if required - (Current approval lapsed)

Viewing Highly Recommended.



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



**IWAN M WILLIAMS**  
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## 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)

uPVC double glazed front door:  
Leading to:

Small Entrance Hall:  
Radiator; tiled floor; uPVC double glazed window.

Cloakroom:  
Low level W.C.; wash basin; fully tiled walls; radiator; wall mounted mirror.

Lounge and Dining Room:  
26'0" x 14'4" (7.94m x 4.39m)  
Tiled floor; beamed ceiling; two double glazed windows overlooking front of property enjoying open aspect; TV point; two double panelled radiators; feature stone fireplace surround with multifuel stove; wall lights. Open trad staircase leading off to first floor level.

Kitchen:  
12'5" x 8'0" (3.81m x 2.44m)  
Fitted range of base and wall units with complementary worktops; tall cupboard housing fridge freezer; plumbing for dishwasher; single drainer sink; four ring gas hob; integrated stainless steel oven; built-in cupboard housing "Worcester" combi central heating boiler; uPVC double glazed window and door leading to rear.



### Downstairs Bedroom 3:

13'8" x 9'6" (4.17m x 2.9m)

Radiator; dado rail; uPVC double glazed window overlooking rear.

### First Floor

#### Landing

#### Bathroom:

7'8" x 6'5" (2.34m x 1.97m)

Panelled bath with shower above; shower screen; pedestal wash hand basin; low level W.C; fully tiled walls; ladder style heated towel rail.

#### Bedroom 1:

12'4" x 12'6" (3.78m x 3.82m)

uPVC double glazed window overlooking front; radiator; fitted range of built-in wardrobes and dressing table; draw units; wall light points.

#### Bedroom 2:

13'6" x 7'1" (4.13m x 2.17m)

uPVC double glazed window overlooking front with open aspect and views; radiator; wall lights.

#### Outside:

Initial part of the driveway is shared leading to private driveway and hardstanding for parking. Enclosed rear courtyard providing sitting area for alfresco dining.

#### Detached Double Car Garage:

Up and over door; side personal door.

#### Services:

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

#### Viewing Llanrwst

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)

#### 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 Band:

Conwy County Borough Council - Band E.

#### Directions:

Proceed into the village of Betws y Coed from the direction of Waterloo Bridge and Waterloo Hotel, pass over the railway bridge and immediately left is the Rock Bottom Mountaineering shop. Swn Y Nant will be viewed just to the left of the shop set further back in a slightly elevated position.


#### Agents Note:

Please note that the property is a successful holiday let and that viewings are confined to specific times when the property is empty or when a change over day. The property will be available as a going concern if wanted and furniture and contents can be negotiated.

#### Agents Note:

The property benefits from new garage roof (December 2023), new floor coverings throughout, internal re-decoration and kitchen refurbishment.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(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 opinion must be treated as given on the same basis as these particulars.

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