



Bwlch Y Buarth

Nebo Llanrwst LL26 0TF

£200,000

A traditional converted former shippon offering self contained 1 bedroom accommodation with potential to extend into attached stone building and rear, (Subject to consent). Village setting with extensive countryside views.

Set within its own grounds with garden space, parking, dutch barn and former farm buildings. The cottage affords front sun porch, open plan living room and dining kitchen, shower room and bedroom. UPVC double glazing and electric heating.

Nebo is a small village set within the Snowdonai National Park, 3 miles from Llanrwst and approximately 4.5 miles from Betws Y Coed. Extensive mountain views.

Ideal opportunity to extend, subject to consent.



Tel: 01492 642551

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



Location

Accommodation:

The accommodation affords: (approximate measurements only)

Front Entrance/Sun Room:

11'11" x 6'6" (3.65m x 2m)

uPVC double glazed windows; tiled flooring; inset lighting; extensive views towards the Snowdonia Mountain Range; Timber and glazed door leading through to:

Sitting Room/ Kitchen Diner:

14'1" x 10'10" (4.3m x 3.31m)

Fitted stainless steel double drainer sink with shelving below; space for electric cooker; fridge and freezer; wall mounted electric heater; TV point; inset lighting; timber and glazed window overlooking rear elevation; sliding pocket door leading through to:

Bedroom:

9'2" x 10'2" (2.8m x 3.1m)

uPVC double glazed window overlooking front with extensive views; wall mounted electric radiator.

Rear Porch:

6'2" x 3'5" (1.89m x 1.06m)

Frosted uPVC double glazed door; access to roof space; electrical fuse box; timber door leading through to:

Shower Room:

4'5" x 6'3" (1.37m x 1.92m)

Three piece suite comprising large shower enclosure with electric shower overhead, concealed cistern WC with vanity wash basin and mixer tap; shaver point; inset lighting; extractor fan; tiled flooring and frosted timber and glazed window; wall mounted radiator and also airing cupboard housing hot water cylinder with slat shelving.

Outisde:

Grassed area and hardstanding for parking.

Corrugated Dutch Barn:

35'2" x 13'1" (10.72m x 3.99m)

Lean to Shed Store/ Workshop

11'5" x 13'6" (3.48m x 4.14m)

with lighting and power connected

Services:

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

Council Tax Band

Band 'C' - Conwy County Borough Council

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.

Directions:

Proceed into the village of Nebo from Llanrwst, proceed through the village of Nebo and as you enter out of the village towards Pentrefoelas, the property will be located on the left hand side just before the 30 mile road sign.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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