



## 12 Gethin Terrace

Betws-Y-Coed LL24 0BS

£220,000

A well presented character 2 bedroom semi-detached home in popular residential area on the outskirts of the village.

Immaculately maintained 2 bedroom home offering 2 bedroom accommodation on a level plot with large side off-road parking and gardens to front and rear. Affording entrance lobby/hallway, lounge, dining kitchen, 2 bedrooms and bathroom. Central heating and double glazed windows. Convenient setting on the outskirts of the village close to local primary school and doctors surgery. Property is within walking distance of Betws y Coed village and local shops.



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



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



## Location

### Accommodation:

The accommodation affords: (approximate measurements only)

Timber front door leading to:

Small Entrance Lobby/ Small Hall:

Radiator; staircase leading off to first floor level.

Lounge:

10'9" x 10'2" (3.3m x 3.1m)

Cast iron and tiled fireplace surround; TV point; sealed unit double glazed window overlooking front; double panelled radiator.

Dining Kitchen:

13'6" x 11'2" (4.14m x 3.41m)

Fitted base and wall units with complimentary worktop; 'Belfast' style porcelain sink; plumbing for automatic washing machine and dishwasher; electric cooker point; built-in alcove recess cupboard with pine door; double panelled radiator; space for fridge freezer; under stairs storage cupboard; timber and glazed stable rear door.

First Floor

Landing:

Access to roof space.



### Bedroom 1:

11'0" x 10'2" (3.37m x 3.12m)

Double panelled radiator; sealed unit double glazed window to front.

### Bedroom 2:

8'3" x 11'3" (2.52m x 3.43m)

Double panelled radiator; recessed wardrobe space with overhead cupboards; wall mounted 'ideal' central heating boiler.

### Bathroom:

3 piece suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level WC; radiator.; electric shaver and light point; extractor fan.

### Outside:

The property occupies a level plot with small garden area to front with shrubs, side concreted driveway with ample parking for several vehicles, timber built garden store shed with power connected. Attractive rear garden with grassed areas, outside summer house and stone built outside WC and store.

### Services:

Mains water, electricity, gas 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](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.

### Agents Note:

Please note this property has had a **NEW ROOF** April 2024.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	
(55-68) <b>D</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	



# Floorplan To Follow

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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