



## 3 Railway Cottages

Betws-Y-Coed LL24 0AG

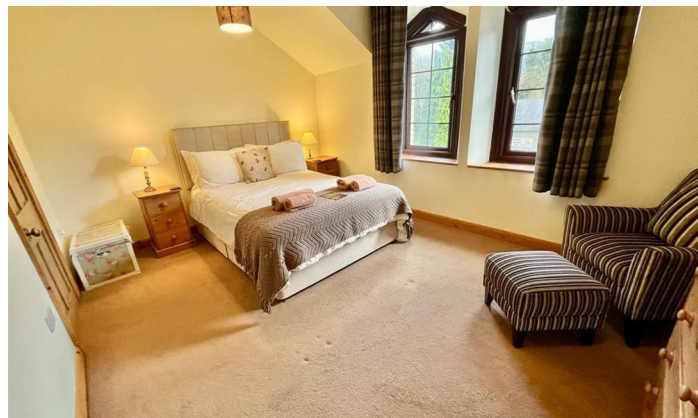
£315,000

A beautifully presented 2 bed inner terrace cottage in prominent village centre setting, convenient for local restaurants, shops, train station and popular walks.

Viewing highly recommended.

Improved, upgraded and re-modelled cottage in a highly popular setting. Forming part of a terrace of 4 cottages overlooking the Conwy Valley Railway and Betws y Coed Station.

Affording open plan living and dining room with inglenook style fireplace and log burning stove. Modern kitchen with granite worktops, rear entrance and utility room.



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.

### Accommodation:

The accommodation affords: (approximate measurements only)

### Entrance into Utility Room:

12'7" x 6'0" (3.85m x 1.83m)

Central heating boiler; plumbing for washing machine; base and wall units with stainless steel single drainer single bowl sink with mixer tap; Timber and glazed Velux skylight; slate tile flooring; timber and glazed door leading through to:

### Kitchen:

11'4" x 7'11" (3.46m x 2.42)

Fitted range of base units with complimentary worktops; Belfast style ceramic sink; four plate induction hob with integrated oven below; plumbing for dishwasher; space for fridge; space for freezer; extractor fan; slate tiled flooring; doorway leading through to:



### Lounge/Dining Room:

18'10" x 15'2" maximum (5.75m x 4.63m maximum )

Inglenook style fireplace with log burning stove, slate lintel and tiled hearth with stone surround; uPVC double glazed doors leading out to sun terrace; TV point; cupboard with under stairs storage; stairs leading off to first floor level:

### First Floor Level

#### Landing:

#### Bedroom 1:

15'1" x 10'7" (4.62m x 3.25m)

uPVC double glazed windows with views towards the hills and overlooking train station; access to loft space.

#### Bedroom 2:

12'1" x 8'8" (3.7m x 2.65m)

uPVC double glazed windows overlooking side elevation.

#### Bathroom:

9'7" x 7'11" (2.94m x 2.43m)

Fitted four piece suite comprising shower enclosure with sliding door, panelled bath, concealed cistern low level WC, sink with mixer tap and tiled splash back; shaver point; wall tiling; floor tiling; integrated mirror; cloak hooks; heated ladder style towel rail; extractor fan; frosted uPVC double glazed window.

#### Outside:

Ample off road parking, large garage, grassed seating area. Paved patio sun terrace off the property.

#### Services:

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

#### Council Tax:

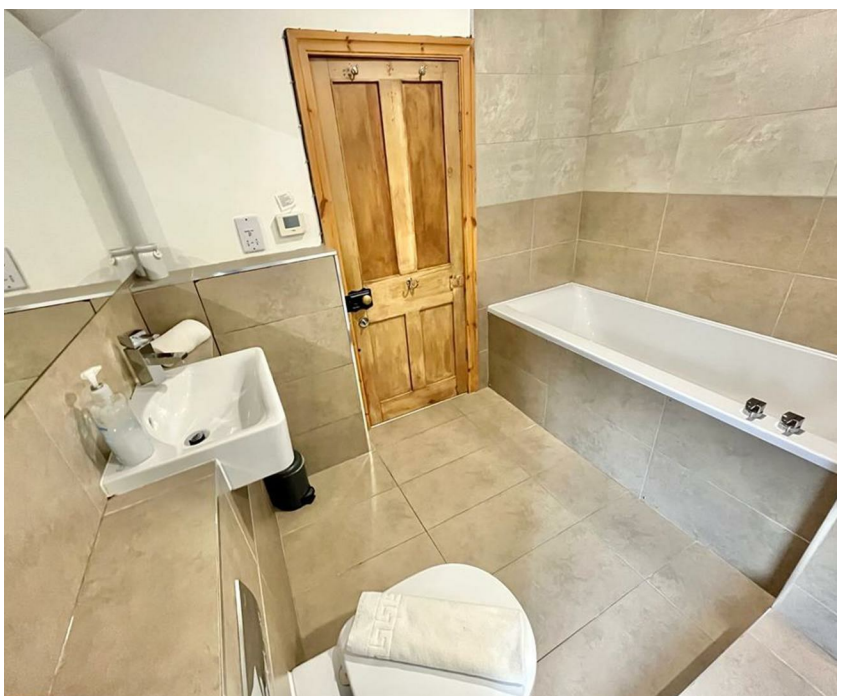
To be confirmed - Conwy Borough County Council

#### 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)

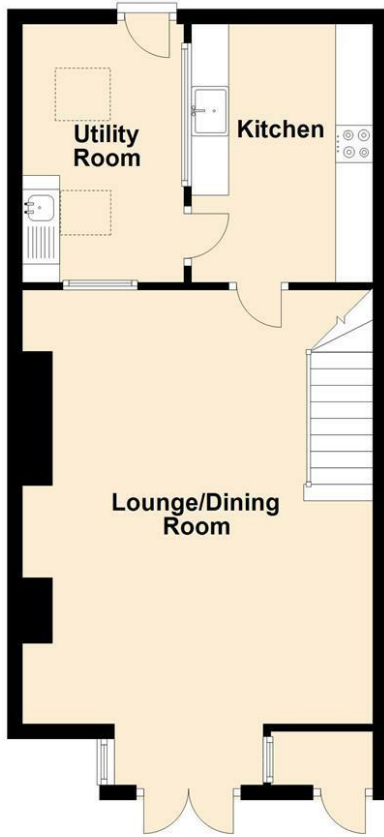
#### Proof Of Funds

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(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	

### 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.

## Iwan M Williams Estate Agents

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