



Ty Foelas White Street

Penmachno Betws Y Coed LL24 0UA
£105,000

A traditional single fronted 2 bedroom cottage in quiet rural village setting convenient for local village inn and shop.

Situated close to the village centre in an area popular for walking and mountain biking. This is an ideal first time buyer home or investment property. Affording open plan lounge and dining room with open access to rear kitchen, landing, bedroom 1, bedroom 2, bathroom. The property has no rear garden but has a small forecourt area to front.



Tel: 01492 642551
<https://www.iwanmwilliams.co.uk>

Location

The Accommodation Affords:
(Approximate measurements only)

Open Living/Dining Room:

15'10" x 10'6" (4.84m x 3.21m)

Feature open fireplace with slate surround and hearth; exposed beam feature; timber and glazed front door and window overlooking front elevation; cloakhooks; stairs leading off to first floor level; wall mounted electric storage heater.

Open Plan Kitchen:

4'3" x 5'2" (1.30m x 1.58m)

Fitted range of base and wall units with complementary worktops; single drainer stainless steel sink; timber and glazed window overlooking rear; space for electric cooker; space for fridge freezer.

First Floor

Landing:

Storage heater; access to roofspace and airing cupboard housing hot water cylinder.

Bedroom 1:

7'7" x 6'7" (2.33m x 2.02m)

Timber and glazed window overlooking front elevation with views surrounding hillsides; shelving; wall mounted electric night storage heater; covered housing wardrobe space and telephone point.

Bedroom 2:

7'3" x 4'10" extending to 6'5" in recess (2.23m x 1.48m extending to 1.98m in recess)

Timber and glazed window overlooking rear of the property; wall mounted storage heater; space in recess for wardrobe.

Bathroom:

Three piece suite comprising low level W.C.; pedestal wash basin and panelled bath with shower above; frosted timber and glazed window; wall tiling; wall mounted mirror.

Outside:

Small courtyard area to front, no rear garden.

Services:

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

Council Tax:

Conwy County Borough Council - Band A.

Directions:

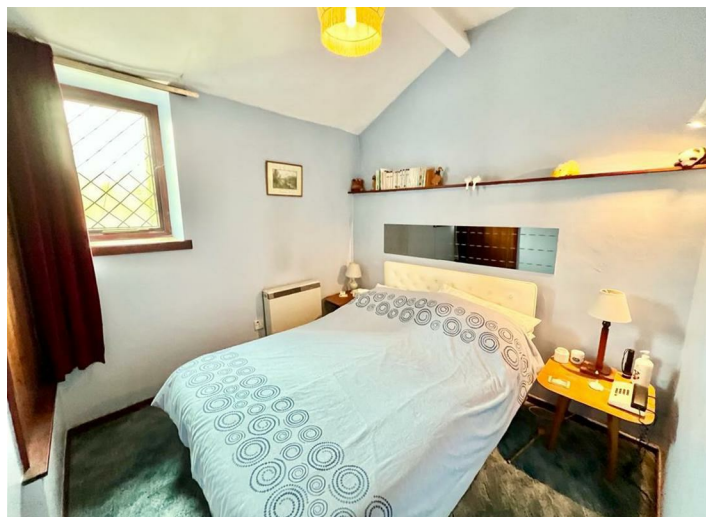
Proceed into the village centre, over the bridge, take left turn by village green and the property will be viewed on the right on the approach to White Street.

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.



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	48	
(21-38) F		
(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.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

