



Graig Forys

Capel Curig LL24 0DR

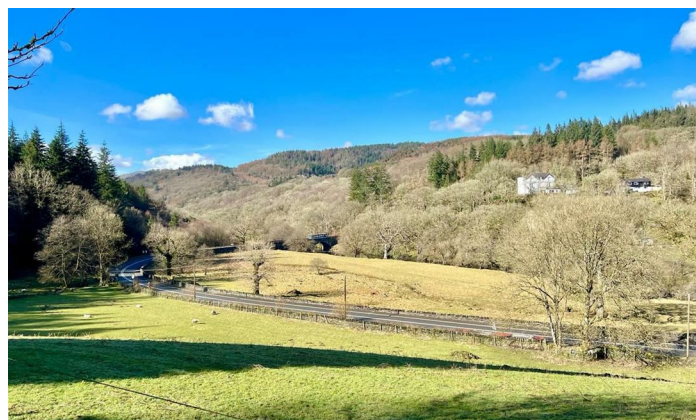
£425,000

A traditional ex-forestry detached 3 bedroom house together with range of former farm buildings in semi rural setting within 2 1/2 miles of Betws y Coed.

Commanding an elevated countryside setting with far reaching views across the Llugwy valley, located between the inland tourist resort of Betws y Coed and the popular Snowdonia village of Capel Curig. Traditional character stone former farmhouse, detached stone former shippon and four bay timber and corrugated hay barn.

The house retains original character features and briefly affords covered front entrance, reception hall, lounge, sitting/breakfast room, kitchen, shower room, rear utility/entrance porch, 3 bedrooms, bathroom.

The property is in need of upgrading and modernisation.



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Location

The property is situated between Betws Y Coed and Capel Curig. 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):

Covered Front Entrance:
Seating area enjoying views; timber and glazed front door leading to:

Reception Hall:
Double panelled radiator; turn balustrade staircase leading off to first floor level; understairs storage cupboard; window to front.

Lounge:
18'0" x 13'5" (5.49m x 4.1m)
Large sash windows overlooking front enjoying extensive views; feature inglenook style fireplace with cast iron multi fuel stove, tiled hearth; TV point; picture rail; double panelled radiator.

Rear Sitting/Breakfast Room:
10'10" x 9'10" (3.32m x 3m)
Feature inglenook style fireplace with cast iron multi-fuel stove on raised hearth; built-in alcove cupboard; double panelled radiator; sash window overlooking rear; beamed ceiling.

Walk-in Pantry/Cloak Cupboard:
Electric meters; sash window to side elevation.

Kitchen:
9'10" x 6'6" (3m x 2m)
Fitted base and wall units with complementary worktops; single drainer sink, water filter; electric cooker point; sash window overlooking rear; wall tiling; space for fridge.

Shower Room:
9'10" x 7'4" (3m x 2.24m)
Corner shower enclosure, low level WC, pedestal wash hand basin; double panelled radiator; wall and floor tiling; sash window to rear.



Utility/Rear Entrance Porch:

14'2" x 6'11" (4.32m x 2.11m)

Quarry tiled floor; sash windows; vaulted ceiling; door leading to outside.

FIRST FLOOR

Landing:

Eaves storage cupboard and radiator.

Bedroom No 1:

11'1" x 9'8" (3.38m x 2.96m)

Sash window overlooking rear of property; cast iron fireplace; sash window; double panelled radiator.

Bedroom No 2:

9'10" x 8'10" (3m x 2.71m)

Sash window overlooking front with views; radiator.

Bedroom No 3:

9'10" x 11'0" (3m x 3.36m)

Double panelled radiator; sash window overlooking side; cast iron fireplace surround.

Bathroom:

13'1" x 7'4" max. (3.99m x 2.25m max.)

Panelled bath with shower above, vanity wash basin and low level WC; wall tiling; double panelled radiator; sash window overlooking side and front elevation. Built-in cupboard housing wall mounted Worcester central heating boiler.

Outside:

The property stands in an elevated position in its own grounds, has hardstanding and ample parking.

Outbuildings Comprising:

Timber & Corrugated Former Hay Barn:

12m x 4.58m

Four bay with concrete floor; integral outside WC. Overhead storage area.

Main Shippon:

Large stone built with slate roof, potential for conversion subject to consent.

Side Former Tool Store:

17'8" x 8'6" (5.41m x 2.61m)

Window and door to front; overhead loft area.

Gardens surround the property to front and sides, rear hardstanding and parking area around the outbuildings.

Services:

Mains electricity connected, private water supply with water filter (not tested), septic tank drainage. LPG central heating.

Council Tax Band:

Conwy County Borough Council tax band 'E'.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions:

From Betws Y Coed follow the A5 to Capel Curig passing Swallow Falls and the forestry turning. Just before the stone bridge at Ty Hyll you will notice a house in elevated setting with 1912 on front gabled elevation, the track is across field up to Graig Forys.

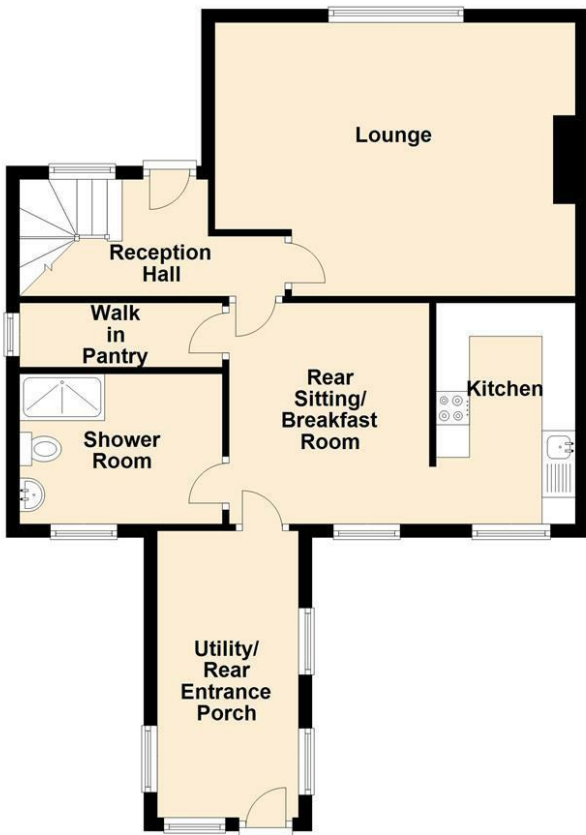
Proof of Identity:

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) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	11	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.
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