



## The Cottage Coed Y Celyn

Betws-Y-Coed LL24 0SH

£225,000

A spacious, beautifully presented double fronted stone cottage in semi rural setting on the outskirts of the picturesque village of Betws Y Coed within the Snowdonia National Park.

Sympathetically upgraded over the years retaining many of its original character. Affording: Entrance hallway, lounge, dining room, cloakroom, kitchen, landing, bedroom 1, bedroom 2, bedroom 3 and bathroom.

Gas (LPG) central heating, feature stone fireplaces and cast iron stove, modern fitted kitchen with integral appliances and modern bathroom.

Attractive gravelled garden and patio area, detached block built store shed. Ample parking and turning area.

Viewing Highly Recommended.



Tel: 01492 642551

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







## Location

Situated on the outskirts of the village of Betws y Coed 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 traditional market town of Llanrwst lies approximately 4 miles North of Betws Y Coed.

The Accommodation Affords:  
(Approximate measurements only)

Timber and Glazed Front Door:  
Leading to:

Reception Hall:  
Staircase leading off to first floor level.

Lounge:  
18'7" x 10'11" (5.67m x 3.35m )  
Feature recessed stone fireplace surround with slate hearth; multi fuel stove; radiator; wall light points; recessed book shelving; secondary double glazed window overlooking front.

Dining Room:  
18'2" x 11'5" (5.56m x 3.49m)  
Feature recessed inglenook style fireplace with cast iron stove; substantial slate lintel over. Attractive slate flagged flooring; radiator; leaded square bay window overlooking front elevation; stable external side door.

Cloakroom:  
Contemporary white suite low level W.C; wash hand basin; fitted store cupboard.

From Dining Room:  
Square archway leading to:





#### Kitchen:

14'5" x 5'6" (4.4m x 1.68m)

Fitted range of modern newly fitted base and wall units with complementary worktops; inset sink with mixer tap; space for fridge; plumbing for automatic washing machine; under covered lighting and splashback; electric double oven and ceramic hob with canopy stainless steel extractor above; wall mounted boxed in central heating boiler; integrated dishwasher; double panelled radiator; floor tiling; inset spotlighting; double glazed window overlooking side elevation.

#### First Floor

##### Landing:

Inset spotlighting.

##### Bathroom:

Three piece suite comprising tiled panelled bath with shower over; shower screen; pedestal wash hand basin; mirror above; low level W.C; column radiator and towel rail; window overlooking side elevation; fully tiled walls; inset spotlighting.

##### Bedroom 1:

12'11" x 10'10" (3.95m x 3.32m )

Double panelled radiator; vaulted ceiling; secondary leaded windows to front elevation; exposed roof timbers.

##### Bedroom 2:

9'10" x 14'8" (3m x 4.48m)

Secondary double glazed leaded windows overlooking front; double panelled radiator; cast iron fireplace surround; exposed room timbers.

##### Bedroom 3:

6'5" x 9'1" (1.96m x 2.78m)

Double panelled radiator; exposed room timbers; window overlooking side of the property.

#### Outside:

Approached by a driveway leading to private parking for approximately 3/4 cars. Block built garden shed with timber doors and power connected. Gravelled parking area, propane gas tank, attractive patio area at side of property, outside lighting.

#### Services:

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

#### 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.

#### Council Tax:

Conwy County Borough Council - Band D.

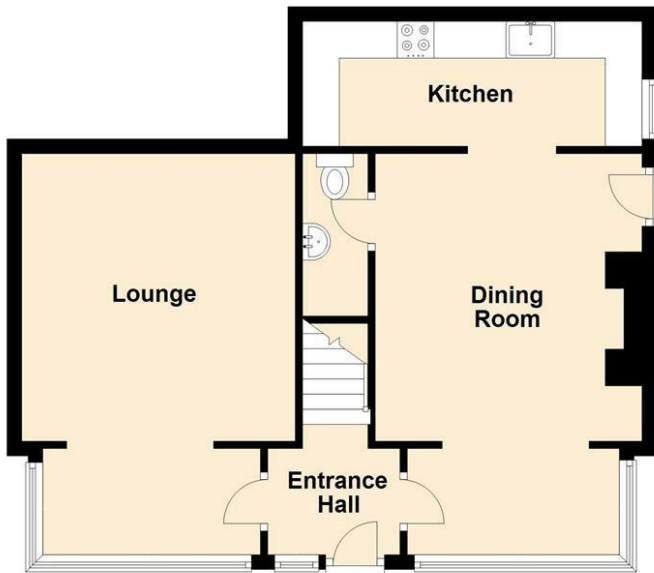
#### Directions:

Proceed along the A470 towards Betws y Coed, at the Waterloo Bridge, go straight ahead up the A5 and turn right signposted Dolwyddelan and Blaenau Ffestiniog. The property is located on the left hand side just as the road narrows towards Beaver Bridge.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		54
(39-54) <b>E</b>	22	
(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.

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