



## The Coach House

Capel Curig LL24 0EE

£545,000

A superb, beautifully presented 4 bedroom detached house set in large landscaped gardens, enjoying extensive views towards Moel Siabod and surrounding countryside.

Improved, re-modelled and upgraded in recent years providing spacious well appointed accommodation with 4 en-suite bedrooms, open plan living, dining and kitchen area.

Central heating and uPVC double glazing, front sun terrace extends along the front elevation enjoying a sunny aspect and superb views. Rear summer house, patio and timber workshop and store shed.

Convenient location for local walks and other amenities.

Tarmac driveway for off road parking, wooded garden with mountain stream and variety of shrubs and plants.

Viewing Highly Recommended.



Tel: 01492 642551

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





## Location

The property is set in the heart of the Snowdonia at Capel Curig on the A5, some 6 miles from Betws Y Coed and 15 miles from the University City of Bangor.

The Accommodation Affords:  
(Approximate measurements only)

### Reception Hall:

Engineered oak flooring; inset spotlighting; coved ceiling; staircase leading off to first floor level; oak doors leading off.

### Cloakroom:

Low level WC , pedestal wash hand basin; ceramic wall tiling; coved ceiling.

### Living Room:

5.2m x 4.65m

Feature recessed fireplace with 'Adam' style surround and inset multifuel stove; coved ceiling; TV point; overlooking front with exceptional views; floor to ceiling door/window and side French windows leading onto patio.

### Dining Area:

3.35m x 3.2m

Coved ceiling; overlooking rear. Open access to:



### Kitchen:

4m x 3.2m max

Fitted range of cream base and wall units with black granite effect worktops, 1½ bowl sink with mixer tap; plumbing for dishwasher; two built-in stainless steel ovens with five ring gas hob and arched glass and stainless steel canopy extractor above; wall tiling; recessed cupboards integrated microwave and American fridge; understairs storage cupboard; oak door leading back onto reception hall.

### Utility Room:

3m x 1.75m

Fitted range of base and tall cupboard ; plumbing for automatic washing machine; single drainer sink; space for dryer; cloak hooks; tiled floor; rear door and window; electric meters.

### Downstairs Bedroom 1:

5.28m x 4.6m

Including En-suite shower room. Floor to ceiling window/door to front enjoying views; coved ceiling; TV point. En-Suite Shower Room: Three piece suite comprising corner shower enclosure; pedestal wash hand basin; low level WC; wall and floor tiling; inset spotlighting; coved ceiling; extractor fan; ladder style heated towel rail.

### Bedroom 2:

4m x 3.64m

Overlooking side; coved ceiling; TV point. En-Suite Shower Room - Corner shower enclosure; low level WC and pedestal wash hand basin; wall and floor tiling; mirror; heated ladder style tower rail; extractor fan; inset lighting.

### First Floor

#### Landing:

Access to roof space; integral store cupboard; walk-in airing cupboard with range of shelving also housing 'Glow-Worm' central heating boiler; radiator.

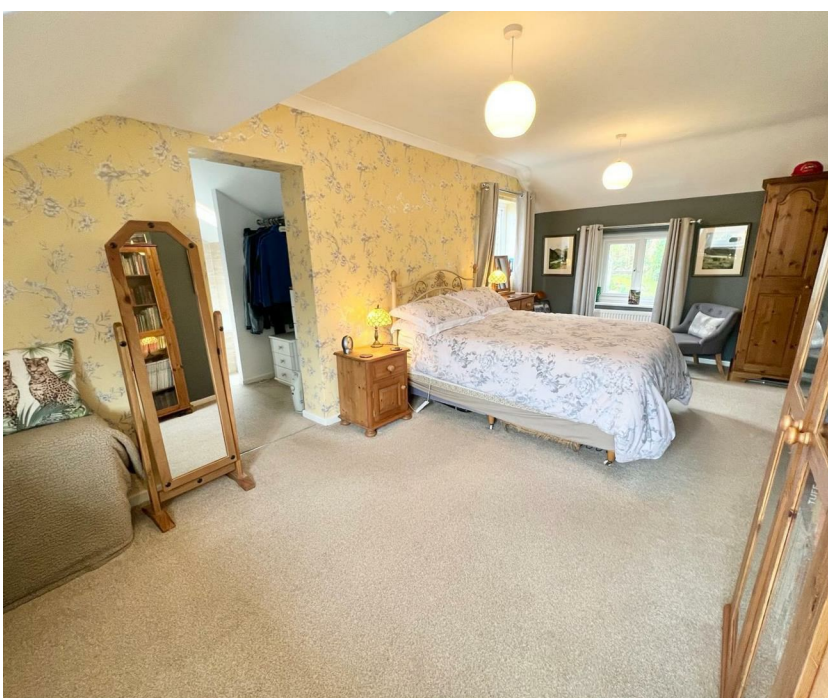
### Bedroom 3:

6.41m x 3.79m max

Triple aspect overlooking front side and rear; views to front towards Siabod; recessed dressing table with mirror above. Coved ceiling ; TV point; square archway leading through to:

Dressing area with hanging rails and shelving to either side. Access leading through to:

En-Suite Bathroom with four piece suite comprising panelled bath, shower enclosure with tiled surround, electric shower, glazed door; pedestal wash hand basin; low level WC; mirror; floor and wall tiling; velux double glazed window; heated chrome towel rail.



#### Bedroom 4:

4.65m x 4.4m

Overlooking front and side elevation with views towards Siabod; covered ceiling; TV point. En-Suite Shower Room: Large shower enclosure with sliding glazed doors, mains shower; pedestal wash hand basin; low level WC ; wall and floor tiling; heated towel rail; inset spotlighting and extractor fan.

#### Timber Workshop:

Large purpose built timber workshop and store located to the rear. UPVC double glazed window and door, power and light connected. Covered outside seating area.

#### Outside:

The property occupies a large plot in a convenient and central location within the village of Capel Curig in the Snowdonia National Park. The property enjoys open views across open countryside towards Moel Siabod. Tarmacadam driveway and hardstanding for parking; attractive terraced gardens with natural stone walling; grassed gardens with established shrubs and plants. Front and side patio area enjoying views. Two outside water tap and store shed. LPG gas supply for central heating. double outside electric point.

#### Directions:

Proceed into the village and the property will be viewed on the right hand side in an elevated position above the road just before the Tyn y Coed Hotel.

#### 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 F.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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