



# 1 Tanrallt

Capel Curig LL24 0EB

£350,000

A traditional double fronted, improved and upgraded character cottage enjoying a hamlet setting with extensive countryside views.

Viewing highly recommended.

Beautifully presented semi detached cottage set in large grounds with off road parking area for several vehicles; large block built workshop with adjoining large steel framed barn; five kennels and hillside garden.

The property benefits from new kitchen, utility room and uPVC soffits, fascias, guttering and down pipes; uPVC double glazing; LPG gas central heating.

Ideally situated for local walks and outdoor activities but within walking distance of local village inn and shops four miles outside of Betws y Coed .

Affording: Entrance Porch, Lounge, Kitchen, Utility Room, Shower Room, Landing, Bedroom 1, Bedroom 2.



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



## Location

The property is set in the heart of Snowdonia at Capel Curig on the A5, some 4 miles from Betws Y Coed and 15 miles from the University City of Bangor.

The Accommodation Affords  
(Approximate measurement only)

### Entrance Porch

uPVC double glazed porch, slate flooring and timber and glazed doorway leading through to lounge.

### Lounge

15'0" x 11'11" (4.58m x 3.65m)

Inglenook style fireplace with multi fuel stove; slate hearth and lintel; uPVC double glazed window overlooking front enjoying views; tiled slate flooring; stairs leading to first floor Level and wall mounted cupboard housing electric fuse board and electricity meter.

Squared archway leading through to kitchen.



## Kitchen

14'11" x 7'2" (4.55m x 2.20m)

Fitted range of base units with complementary beech wood worktops; Four plate BOSCH induction hob with BOSCH electric integrated oven below; single bowl sink with mixer tap; plumbing for automatic dishwasher/automatic washer; space for fridge and space for freezer; shelving; uPVC double glazing window overlooking side and front of property.



## Utility Room

12'5" x 5'7" (3.8m x 1.71m)

Fitted range of base units with complementary worktops; tiled slate flooring; wall mounted radiator; shelving; uPVC double glazed Velux skylight; single bowl sink with mixer tap; plumbing for automatic washing machine and space for tumble dryer; tall cupboard housing Worcester Central Heating boiler; cloak hooks;

Timber door way leading through to shower room.

## Shower Room

8'2" x 5'0" (2.5m x 1.53m)

Fitted 3 piece suite comprising walk in shower enclosure with glazed side screen; wall mounted vanity wash basin with mixer tap; low level w.c; inset spot lighting; extractor fan; heated ladder towel rail; demisting lit mirror with electric shaver socket; uPVC double glazed Velux sky light electric underfloor heating.

## Landing

upvc double glazed window; views



## Bedrom 1

14'11" x 9'3" (4.56m x 2.83m)

uPVC double glazed window enjoying stunning views to surrounding hillsides; radiator; integrated storage; access to loft space.

## Bedroom 2

14'11" x 7'10" (4.56m x 2.41m)

uPVC double glazed window with views; wall mounted radiator; 4 integrated over stairs storage cupboards.

## Outside:

## Workshop

16'7" x 21'9" (5.06m x 6.65m)

Fitted range of base units; double drainer stainless steel sink with mixer tap; BAXI central heating boiler -( NOT tested); supplies the heated towel rail and hot water for the workshop; uPVC double glazed windows enjoying views; power light and hot water connected; CCTV; Workshop door leading through to Barn.



## Barn

26'7" x 16'0" (8.11m x 4.9m)

## Sand Turnout

The large rear garden is accessed from the barn and includes elevated hardstanding with 5 kennels; fruit trees, plants and shrubs and enjoys stunning panoramic views across Dyffryn Llugwy.

A five bar gate leads to the front yard which offers parking for multiple vehicles and two wood stores

## Directions

On approaching the village of Capel Curig take a left turning over stone bridge into hamlet of Pont Cyfng (opposite bus stop) Continue past houses on left and ones above road on right. 1 Tanrallt is next on right. What three words  
//instance.hugs.cornfield

## 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.

## Tenure

Leasehold

## Viewing Llanrwst

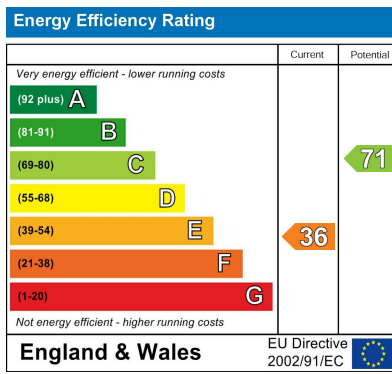
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

## Council Tax Band:

Band D.







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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