



Tan Y Marian, Betws Y Coed LL24 0BN £395,000

A prominent 3 storey stone built house located within the popular inland tourist village of Betws y Coed. Set within it's own plot with ample private parking and garden. Double fronted stone house offering approx 1815sq ft of accommodation over three floors. The property offers versatile space for various residential uses - subject to any consent required.

The premises has been improved and upgraded but outstanding works are required. mainly cosmetic within the house but external landscaping and finishing required.

Affording Ground Floor Entrance Hall; Large Lounge with door onto rear garden; Spacious Kitchen; Utility Room with W.C; Rear Entrance Lobby.

First Floor Landing and 4 en suite bedrooms; Second Floor Large Lounge / Diner and potential kitchen area with large en suite bedroom.

Ideal investment / business opportunity or spacious family home.
Central heating(not tested); uPVC double glazing



Tel: 01492 642551
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Location

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 Accomodation Affords
(Approximate Measurements Only)

Entrance Hall

uPVC double glazing door; staircase leading off; radiator.

Lounge

Extending from front to rear; uPVC double glaze window to front; uPVC double glaze door to rear; radiator; Mock fireplace surround, Tv point; electric meter cupboard.

Kitchen

Fitted range of base and wall units with complimentary worktops; stainless steel sink; gas cooker point; tall cupboard ; space for fridge and freezer; uPVC double glaze dwindow to front.

Utility Room

9'4" x 5'9" (2.87m x 1.76m)

uPVC double glazed window to rear; wall mounted central heating boiler; low level W.C.

Rear Entrance Lobby

Understairs storage area and uPVC double glazed rear door;

First Floor

Landing with uPVC double glazed window to rear.



Bedroom 1 including en suite

9'10" x 12'8" (3m x 3.88m)

Double panelled radiator; en suite with shower; W.C and pedestal wash hand basin; extractor fan (not test)

Bedroom 2 including en suite

13'1" x 9'10" (4m x 3m)

2 UPVC double glazed window overlooking front of proeprty; radiator; Tv point; en suite with shower; W,C and wash basin.

Bedroom 3 including en suite

11'8" x 7'0" (3.56m x 2.14m)

Double panelled radiator; uPVC double glazed window to rear; en suite with W.C; wash basin and shower.

Bedroom 4 including en suite

11'10" x 9'8" (3.62m x 2.97m)

UPVC double glazed widow to rear; double panelled radiator; en suite with shower; pedestal wash hand basin; low level W.C

Lounge / Dining Area

24'11" x 13'1" (reducing to 9'10" by dining area) (7.6m x 4m (reducing to 3m by dining area))

2 radiators; uPVC double glazed window to front and rear elevation;

Bedroom 5

19'0" x 9'9" (5.81m x 2.98m)

UPVC double glazed window to front; double panelled radiator; access to roof space ; wardrobes and bedroom furniture.

En Suite

9'10" x 5'6" (3 x 1.7m)

Bath wish shower above, tiling; vanity wash basin; low level W.C ; radiator; built in airing cupboard with shelving and radiator..

The second floor area could be utilised as a self contained area if a kitchen was provided.

Outside

Property is situated within the village close to Pont y Pair Bridge and has level parking area to one side providing parking for several vehicles; garden level and sloping garden to rear of property. The outside garden area is in need of landscaping.

The property in general requires some upgrading and finishing off works.

Services

Mains water; electricity; gas and drainage connect to property.

Directions

Proceed through the village of Betws y Coed out towards Capel Curig, after the Pont y Pair bridge the property will be viewed a short distance on the left hand side next to ROHAN outdoor shop.

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.

Council Tax Band

Band - F



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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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