



1 Gell Cottage

Pentrefoelas LL24 0TA

£210,000

A beautifully presented character semi detached cottage situated in large gardens. Property benefits from stunning wrap around garden, home office building and garden hobby tree house.

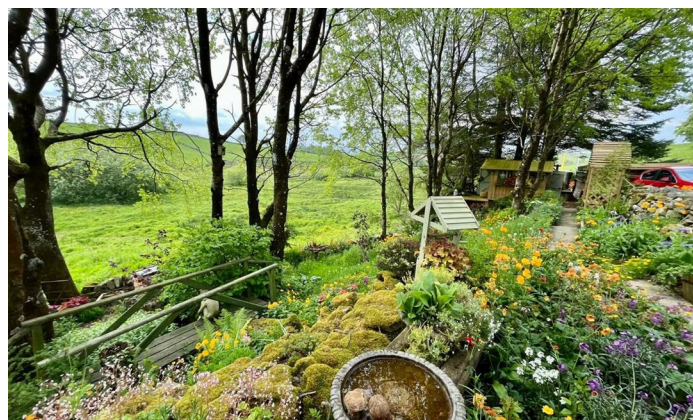
uPVC double glazing, LPG fired central heating and off-road parking for multiple vehicles.

Viewing recommended.

Affording; Entrance Lobby, kitchen, Living room, shower room, sun-room, bedroom 1, bedroom 2.

Occupying a rural but accessible roadside location in a rural setting within 1.5 miles from Pentrefoelas Village

NO ONWARD CHAIN - VIEWING RECOMMENDED.



Tel: 01492 642551

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





Location

1 Gell Cottage is located in a rural setting within 1.5 miles of the Denbigh Moore's. The property is approximate a mile from the main A5 road, Betws y Coed approx 8 miles.

The Accommodation Affords
(Approximate Measurements Only)

Entrance Lobby

Wall mounted cupboard housing electrics meter and sliding door leading to downstairs shower room.

Dining / Living Room

14'0" x 12'11" (4.29m x 3.95m)

Inglenook style multi fuel burner with marble hearth and wooden lintel, uPVC double glazed window overlooking front of property, wall mounted radiator with cover, exposed beam feature, TV point, timber effect flooring, squared arched leading through into Sun Room.

Sun Room

9'6" x 6'7" (2.91m x 2.02m)

uPVC double glazed surround and door leading onto rear garden enjoying extensive countryside views and sunny aspect, wall mounted lighting, wall mounted radiator.



Kitchen

8'9" x 7'11" (2.69m x 2.43m)

Fitted range of base and wall units with complementary worktops, single drainer sink with mixer tap, 4 ring gas hob with integrated electric oven below, extractor canopy hood above, uPVC double glazed window overlooking rear garden enjoying open aspect to surrounding hillsides, wall mounted double panelled radiator, space for tall fridge freeze, plumbing and space for automatic washing machine, wall mounted Worcester central heating and hot water combination boiler, decorative wall tiling and tiled flooring.



Shower Room

5'5" x 5'1" (1.66m x 1.56m)

Three piece suite comprising low level W.C, corner shower enclosure, vanity wash basin with mixed tap and tiled splash-back, heated ladder style towel rail, extractor fan, frosted uPVC double glazed window, wall and floor tiling, wall mounted mirror.

First Floor Level

Bedroom 1

13'10" x 10'4" (4.24m x 3.15m)

uPVC double glazed window overlooking front of property, skylight, integrated storage cupboard, wall panelling, exposed beam feature.

Bedroom 2

14'6" x 8'8" (4.44m x 2.65m)

uPVC double glazed window overlooking front and rear of property, radiator, storage cupboard, feature fireplace surround.

Potting Shed/ Hobby Room

Timber built shed enjoying elevated setting overlooking rear of property and garden. (Power is not connected)

Home Office Building

Timber construction office with glazed floor to ceiling windows enjoying secluded and open aspect to surrounding hillsides, fully insulated. (Power is not connected)

Workshop

15'8" x 10'5" (4.79 x 3.20)

Range of fitted worktops, timber door leading out onto hard-standing for parking. (Power is not connected)

Outside

Immaculately maintained gardens with a wide range of plants, trees and shrubs, bird feeding station, decked seating area with views towards surrounding hills. Off road parking and hard-standing for large greenhouse, grassed area,



Services

Mains water, electricity, septic tank and LPG

Council Tax

Conwy County Borough Council - Council Tax Band - "B"

Viewing

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

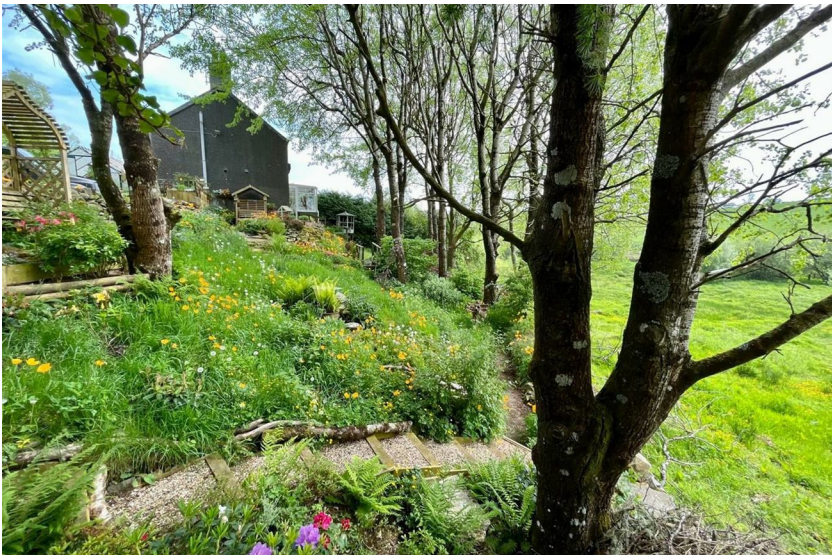
Proof Of Funds

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.

Directions

Proceed from the agent's office towards Betws Y Coed along the A470. Turn left by the Ty Gwyn Hotel. Proceed along the A5 for approximately 5 miles. Turn left after entering the village of Pentrefoelas onto the A543 and after approximately 3/4 of a mile the property will be viewed in the right.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	32	
(21-38) F		
(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.
Plan produced using PlanUp.

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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