



8 Maes Llydan

Capel Garmon LL26 0RN

£198,500

A beautifully presented, largely extended semi detached family home located in a small cul de sac within the village centre of Capel Garmon.

The property has been remodelled and upgraded by the present owners including a large single storey extension to rear providing additional large utility and shower room. Gas fired central heating (LPG) and uPVC double glazing. Affording: Entrance porch, Dining Kitchen, Lounge, Utility Room, Downstairs Wet Room, First floor Landing, Bedroom 1, Bedroom 2, Bathroom.

Front and rear Garden areas.

Viewing Highly Recommended



Tel: 01492 642551

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



Location

Situated in the village centre of Capel Garmon in a rural setting approx 2 miles from the inland tourist resort of Betws y Coed in the Snowdonia National Park.

The Accommodation Affords (Approximate Measurements Only)

Enclosed Front Entrance with uPVC double glazed front door and window, space for cloaks and boots, tiled floor, Oak and glazed door leading through to large Dining / Kitchen.

Dining / Kitchen

13'0" x 15'10" max (3.97m x 4.85m max)

Fitted range of new base and wall units with complementary worktops, stainless steel over, 4 plate ceramic hob, stainless steel extractor above, plumbing for dishwasher, space for fridge freezer, pull out draws, inset spotlighting, under stair storage cupboard, balustrade staircase leading off to First Floor Level, double panelled radiator, tiled floor, uPVC double glazed window to front and rear, doorway leading through to rear utility and entrance.

Utility Room

6'4" x 15'6" max (1.94m x 4.73m max)

Utility Room - fitted base units, single drainer sink with mixer tap, plumbing for automatic washing machine and space for dryer, space for freezer, floor tiling, inset spotlighting.

Shower Room - walk in wet style shower with glazed screen, chrome fittings, vanity wash basin, concealed cistern W.C with built in cupboards, wall mounted mirror with integrated lighting, extractor fan, Velux double glazed window, inset spotlighting, vaulted ceiling.



Lounge

15'11" x 11'9" (4.86m x 3.59m)

Feature inglenook style fireplace with raised slate hearth, timber lintel over, multi fuel stove, laminated Oak effect flooring, uPVC double glazed french windows leading onto rear garden, uPVC double glazed window overlooking front of property, double panelled radiator, TV point.

First Floor

Landing with radiator, uPVC double glazed window overlooking rear, access to roof space, built in cupboard housing Baxi Central heating boiler.

Bedroom 1

16'0" x 11'10" (4.88m x 3.61m)

uPVC double glazed window overlooking front and rear, double panelled radiator, laminated timber effect floor - this room could easily be sub divided to form two rooms if required.

Bedroom 2

9'10" x 10'4" (3m x 3.15m)

Double panelled radiator, uPVC double glazed window overlooking front, built in wardrobe with hanging and storage space.



Bathroom

7'0" x 5'2" (2.15m x 1.58m)

Panelled bath with electric shower above, shower screen, low level W.C, vanity wash basin, tiled splash back and surrounds, radiator, uPVC double glazed window, inset spotlighting.

Outside

Property commands a corner plot has a large flagged patio area to rear, side workshop / store with uPVC double glazed door, covered passageway leading to rear of property, enclosed garden area, front garden mainly grassed with decked patio area, outside lighting.

Services

Mains water, electricity, and drainage connected to the property.

Agents Notes

By adding subdividing timber and plasterboard stud wall one could easily change the property to have three bedrooms (subject to any consent required)

Council Tax Band

Conwy County Borough Council - Council Tax Band "D"

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.

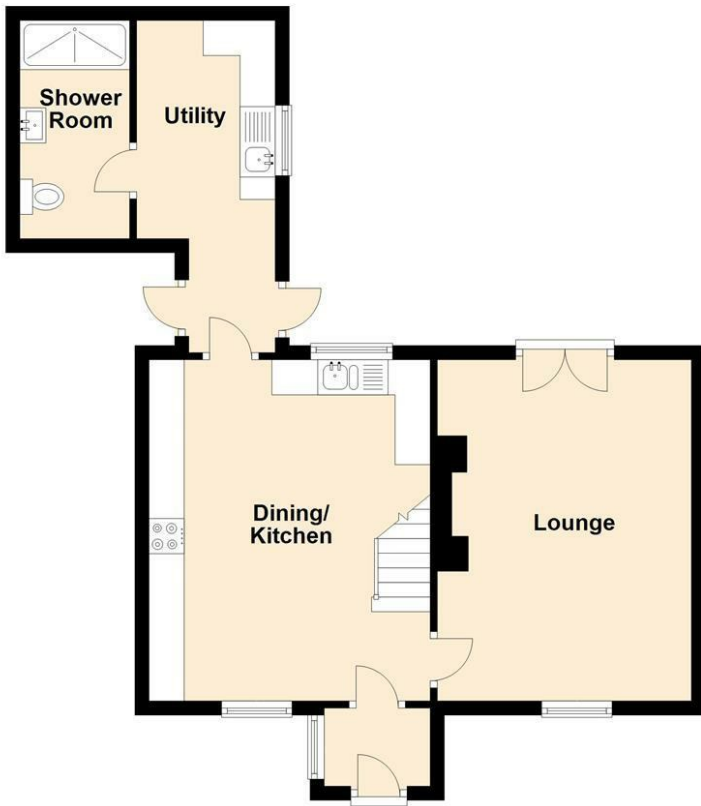
Directions

Proceed from Llanrwst towards Betws Y Coed, turn left signposted Capel Garmon, follow the lane for approximately 1.5 miles to the Village, on entering the Village turn left by the car park at the rear of the White Horse Public House and follow the road round into Maes Llydan and the property will be viewed in a cul-de-sac on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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