



## Pen Y Ceunant

Betws Y Coed LL24 0SL

£335,000

A beautiful detached Welsh Country Cottage in an idyllic rural setting on the outskirts of Betws y Coed in the Snowdonia National Park.

VIEWING RECOMMENDED

Pen y Ceunant enjoys a peaceful rural setting nestling between the popular and scenic Conwy Falls and the magical secluded emerald gorge known as Fairy Glen ( Ffos Anoddun).

Extended and re-modelled stone cottage set within it's own grounds with open Countryside views to front and rear.

Affording:- Living and Dining Room, Kitchen, Rear Passageway, Bathroom, Inner Hallway, Bedroom 1, Bedroom 2, Outside Studio Room. Central Heating and Double Glazing.



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

# Location

Situated in a beautiful rural setting within 2 miles of Betws y Coed village a short distance from Beaver bridge and the A470 main road which runs from North to South Wales. The property is approached over an unmade track from Gwmannog Farm near to the entrance to the Fairy Glen viewpoint.

Accommodation timber and glazed stable door leading to small Entrance Lobby, Lounge and Dining Room.

## Lounge & Dining Room

12'8" x 17'7" (3.88m x 5.38m)

Lounge :- Feature recess fireplace, slate lintel and hearth, wood burning stove, shelving to alcove on either side, sealed unit double glazed window overlooking front enjoying views, TV point.

Dining Area :- Double panelled radiator, sealed unit double glaze window overlooking front, telephone point, timber and glazed door leading to kitchen.

## Kitchen

8'3" x 9'0" (2.52m x 2.76m)

Custom built base and dresser style units with plate rack and storage, worktops, inset porcelain Belfast style sink with slate worktop and drainer, gas cooker point, plumbing for automatic washing machine, wall mounted Worcester combi boiler for central heating and hot water, radiator, tiled floor, sealed unit double glazed window overlooking rear of property, timber and glazed door leading to rear entrance passage with radiator, stable timber and glazed outer door, cloak hooks, tiled floor.

## Bathroom

8'0" x 3'8" (2.45m x 1.14m)

Panelled bath with shower above, shower screen, low level W.C, pedestal wash hand basin, heated towel rail, sealed unit double glazed window overlooking rear, medicine cabinet, radiator, extractor fan.

## From Lounge and Dining Room

Timber and glazed door leading to inner hallway with double glazed window overlooking side, built in metre cupboard.

## Bedroom 1

9'10" x 10'9" (3m x 3.3m)

Double glazed window overlooking rear, radiator, TV point.

## Bedroom 2

10'2" x 6'6" (3.1m x 2m)

Double glazed window overlooking front, radiator, access to roof space.

## Outside

Property is located in a beautiful countryside setting, set within its own grounds comprising of grassed areas with established shrubs and plants, central path from track leading to covered front entrance. Estate style timber gates with wide opening onto grassed over hardstanding for parking, rear patio enjoying views over wooded area, wooded glen at the rear. Outside timber store shed and also blocked built outside studio with power and light connected, window overlooking side.

## Services

Mains water and electricity provided, septic tank drainage, Gas central heating.

## Viewing Llanrwst

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

## Council Tax Band

Conwy County Borough Council - Council Tax Band "C"

## Directions

From Betws y Coed continue over the Waterloo Bridge, onto the A5 for approx 200 yards, turn right signposted Blaenau Ffestiniog and continue along A470 towards Beaver Pool and Bridge, turn left towards the Fairy Glen and Gwmannog Farm, continue up the track passing Gwmannog Farm on the left and continue up an unmade track for approx 1/3 mile and the property will be viewed on the right hand side. (On first viewing it may be prudent to walk the path to survey the track).

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(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

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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