



Glan y Porth Cottage

Ysbyty Ifan LL24 0NS

£192,500

A beautifully presented end terrace stone cottage set in a popular rural village surrounded by open countryside within the Snowdonia National Park.

Improved and upgraded in recent years, offering well appointed 2 bedroom accommodation with the benefit of oil central heating and UPVC double glazing. Feature inglenook style fireplace with multi-fuel stove, fitted kitchen and new modern bathroom. Affording lounge, kitchen and dining room, landing, Bedroom 1 with fitted wardrobes, Bedroom 2, bathroom. Attractive rear courtyard style garden, views to front and rear.

Viewing highly recommended.



Tel: 01492 642551

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





Location

A beautiful village setting with countryside views from the front and rear elevation. Ysbyty Ifan is a small rural village situated approximately 2 miles from the main A5 road and 6 miles from the tourist resort of Betws y Coed.

The Accommodation Affords:
(Approximate measurements only)

Entrance

UPVC double glazed front door opening onto Dining Kitchen.

Dining/Kitchen

9'10" x 14'11" (3.0m x 4.57m)

UPVC double glazed window overlooking side, turn staircase leading off to first floor level. Fitted range of base and wall units with complementary worktops, sink with mixer tap, plumbing and space for dishwasher, electric cooker point, plumbing and space for automatic washing machine, 2 radiators, built-in electric meter cupboard, stable composite double glazed rear door, attractive stained and leaded glass window looking out from kitchen into dining area.

Living Room

14'11" x 9'10" (4.55m x 3.0m)

Feature inglenook style fireplace with a substantial slate lintel over, multi-fuel stove, slate hearth, radiators, UPVC double glazed windows overlooking front and rear elevation enjoying countryside views, wall lights, beamed ceiling.



First Floor Level

Landing

Access to roof space.

Bedroom 1

14'9" x 9'8" (4.52m x 2.97m)

UPVC double glazed window overlooking rear and front, enjoying views, double panelled radiator. Fitted range of wardrobes and store cupboard.

Bedroom 2

9'9" x 6'6" (2.98m x 2.0m)

UPVC double glazed window overlooking side and front elevation enjoying views, radiator, partly exposed roof timbers.

Bathroom

9'8" x 5'1" (2.96m x 1.55m)

New three piece suite comprising 'P' shaped panelled bath with shower above, shower screen, vanity wash basin and concealed cistern w.c. ladder style heated towel rail, built in linen cupboard, UPVC double glazed window to rear.

Outside

Property has an attractive courtyard style garden to rear. Please note that there is access to the middle cottage along the rear of Glan y Porth. Also the property does benefit from the right to park 1 vehicle to the right hand side of the property. This land is not in ownership, but there is an established right to park contained within the deeds. (Legal advisor to confirm)

Services

Mains water, electricity and drainage are connected to the property, oil fired central heating.

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

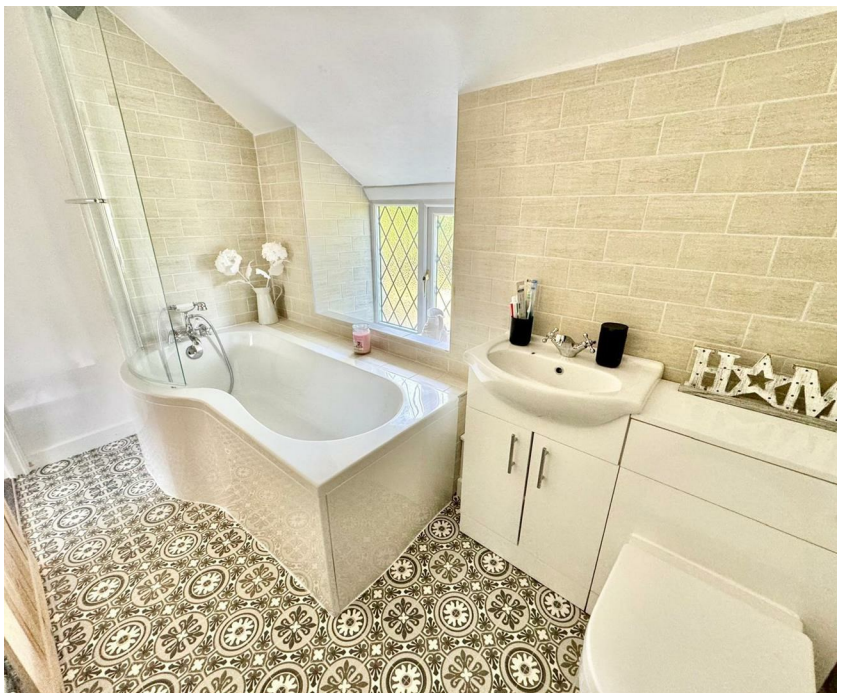
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:
IDENTITY DOCUMENTS: a photographic ID, such as current passport 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.

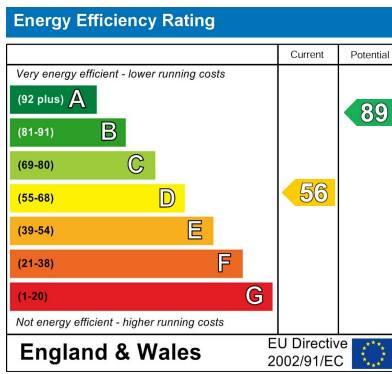
Council Tax

Conwy County Borough Council - Council Tax Band "C"

Directions

Proceed from the A5 signposted Ysbyty Ifan, on approaching the village take a left over the hump back bridge and continue bearing left and the property will be viewed at the far end after the village hall on the left hand side.





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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