



## Awelfryn Miners Bridge

Betws-Y-Coed LL24 0DA

£249,500

A beautifully presented inner terrace stone cottage occupying a hamlet setting on the outskirts of the village, enjoying extensive countryside views.

VIEWING HIGHLY RECOMMENDED

Commanding an elevated setting, enjoying extensive views over garden down the valley and to surrounding woodland. The property has good sized gardens to front and rear, convenient for all walks and outdoor adventures. Fully renovated and modernised in recent years to - affording open plan Living Room and Dining Kitchen, 2 Bedroom and Shower Room. UPVC double glazing and feature recessed fireplace with multi fuel stove, beamed ceiling. Detached car garage, parking and large gardens.



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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 Accommodation Affords  
(Approximately Measurements Only)

Open Plan Living Room / Dining Kitchen  
18'9" x 13'8" (5.72m x 4.17m)

### Kitchen

Fitted range of cream base and wall units with solid timber worktops, porcelain sink with mixer tap, plumbing and space for automatic washing machine and dishwasher, electric cooker point, stainless steel oven with canopy stainless steel extractor above, display shelving, uPVC double glazed window overlooking rear, wall tiling, space for fridge freezer, uPVC double glazed door leading onto rear courtyard. Wall mounted electric panel heater, understairs storage cupboard.

### Living Room

Feature inglenook style recessed fireplace surround with slate lintel, cast iron multi fuel stove in recess, wall mounted shelving to recess alcove, uPVC double glazed window overlooking front enjoying extensive views, beamed ceiling, TV point and telephone point, uPVC double glazed door leading to front sun terrace, staircase leading off to First Floor Level.

First Floor Level  
Landing





### Bedroom 1

9'10" x 10'8" (3m x 3.26m)

uPVC double glazed window overlooking front enjoying extensive views, TV point, built-in wardrobes with hanging space and shelving.

### Bedroom 2

7'9" x 8'5" (2.37m x 2.58m)

uPVC double glazed window overlooking rear, velux double glazed window.

### Shower Room

Corner shower enclosure, vanity wash basin, low level W.C, heated towel rail, Velux double glazed window, and uPVC double glazed window to rear.

### Outside

The property commands an elevated position and stands in a sizeable plot including a terraced front garden and patio area enjoying extensive views, well stocked borders. To the rear there is a random slate paved patio area and terraced garden, drying area, outside seating, hardstanding providing off road parking, detached car garage.

### Services

Mains water, electricity and drainage are connected to the property. Electric heating and solid fuel multi stove.

### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

### Council Tax Band

Conwy County Borough Council - Council Tax Band - TBC

### Proof Of Funds

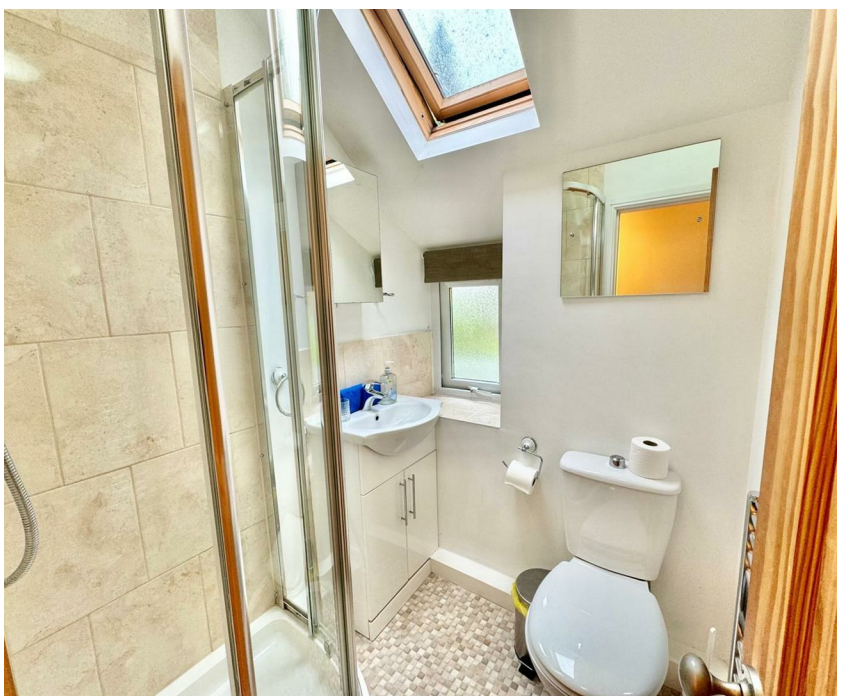
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

Continue through Betws y Coed in the direction of Capel Curig, immediately after leaving the 20 mile an hour speed restriction turn left to a small hamlet and immediately right steeply up the hill and the terrace of cottages will be viewed on the left hand side.

### Agents Note

Please note that there is a right of way access for No.3 on the terrace through the back courtyard. However they do have their own separate access from the upper level also.



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

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