



Bryn Cyfyng

Capel Curig LL24 0EE

£425,000

A substantial 4 bedroom family home located within this popular village in the Snowdonia National Park.

No Onward chain

Bryn Cyfyng is a most attractive 4 bedroomed Victorian family home set alongside the A5 in the hamlet of Pont Cyfyng, surrounded by beautiful countryside close to popular mountain walks. The property includes a detached stone built garden chalet which could provide living accommodation or letting unit, (subject to any necessary consent). Large terraced garden at rear with views extending across to Moel Siabod. Character accommodation affording: Reception Hall, Cloakroom, Lounge, Store/Drying Room, Sitting Room, Dining Kitchen, Rear Utility and store room, landing, 4 bedrooms and bathroom. Workshop (former garage) side level garden and hardstanding for parking. Potential for further development.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

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





Location

The Accommodation Affords:
(approximate measurements only)

Reception Hall

Original timber and glazed front door, balustrade turned staircase leading off to first floor level, radiator, tiled floor, cloak hooks and shelving, understairs storage cupboards, rear uPVC double glazed door leading to outside.

Cloakroom

Low level w.c.

Lounge

13'11" x 11'11" (4.25m x 3.65m)

Exposed timber floorboards, coved ceiling, uPVC double glazed window to front, two radiators.

Rear Study/Bedroom 5/Drying Room

uPVC window overlooking side.

Sitting Room

13'1" x 14'0" (3.99m x 4.28m)

Feature recessed fireplace with cast iron stove on slate hearth, built in alcove cupboard, t.v. point, radiator, timber flooring, large uPVC double glazed bay window overlooking front.



Dining Kitchen

11'4" x 13'0" (3.47m x 3.98m)

Base units and tall cupboards, complementary worktops, stainless steel oven and grill, ceramic hob, stainless steel canopy extractor, plumbing for dishwasher, single drainer sink, recessed cupboard, tiled floor, shelving.

Rear Utility

9'10" x 6'6" (3.0m x 2.0m)

one and a half bowl sink, mixer tap, plumbing for automatic washing machine, window to side elevation, space for fridge/freezer. Door leading to workshop (2.9m x 3.0m)

Rear Entrance and Store Room

9'10" x 8'4" (3.0m x 2.55m)

uPVC double glazed window, wall cupboards, skylight.

First Floor Level

Spacious landing, access to roof space.

Bedroom 1

13'10" x 11'10" (4.24m x 3.63m)

uPVC double glazed window overlooking front, radiator, built in open fronted racking and shelving unit along one wall.

Bedroom 2

11'4" x 11'2" (3.47m x 3.42m)

uPVC double glazed window overlooking front enjoying views, radiator.

Bedroom 3

12'6" x 9'10" (3.83m x 3.0m)

uPVC double glazed window overlooking side, radiator.

Bedroom 4

14'1" x 12'2" (4.31m x 3.73m)

uPVC double glazed window overlooking rear garden, radiator, built in cupboards to recessed alcove.

Bathroom

7'0" x 6'1" (2.15m x 1.86m)

Three piece suite, comprising panelled bath, electric shower above, wash basin, low level w.c. radiator, uPVC double glazed window, wall tiling.

Garden Chalet

Garden Chalet (former wage house for Siabod Mine). This is an interesting small detached cottage which in the past has been occupied and used as living accommodation, however it is now vacant and is in the process of being renovated. A mezzanine floor has been built, but the property remains unfinished. This was the former wage house for Siabod Mine. With a small investment it would provide additional accommodation, or a self contained unit (subject to any necessary consent).



Outside

Small forecourt garden adjacent to the main road, side hard standing providing off road parking, level side garden with sheds and patio area, steps leading to a large terrace garden at rear. Climb the few slate steps at the rear to the terraced garden and you will benefit from views extending over towards Moel Siabod and the surrounding countryside. Small kitchen garden area and stone built store shed.

Services

Mains water, electricity and drainage are connected to the property, multi fuel stove provides for central heating system, immersion for hot water.

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

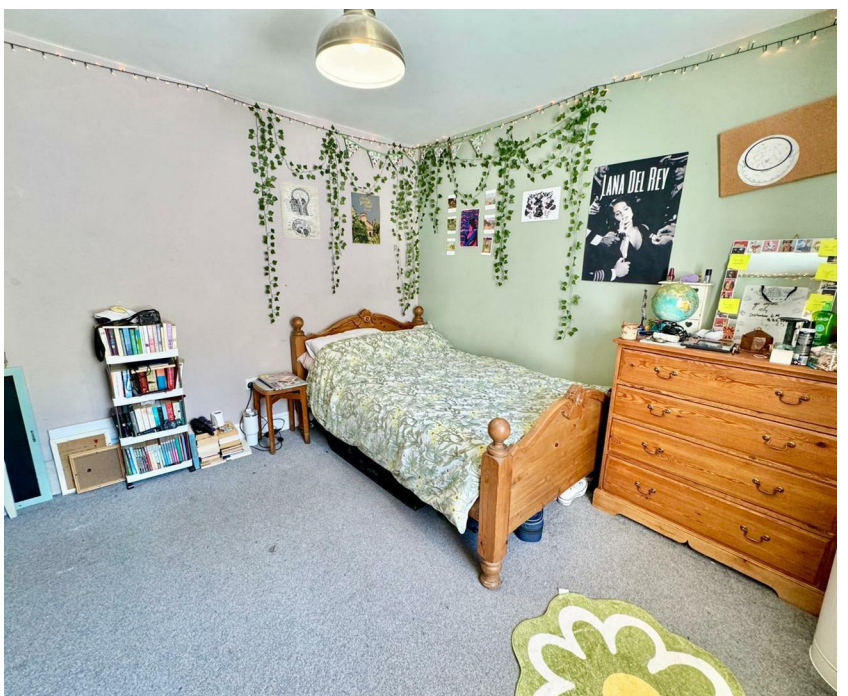
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

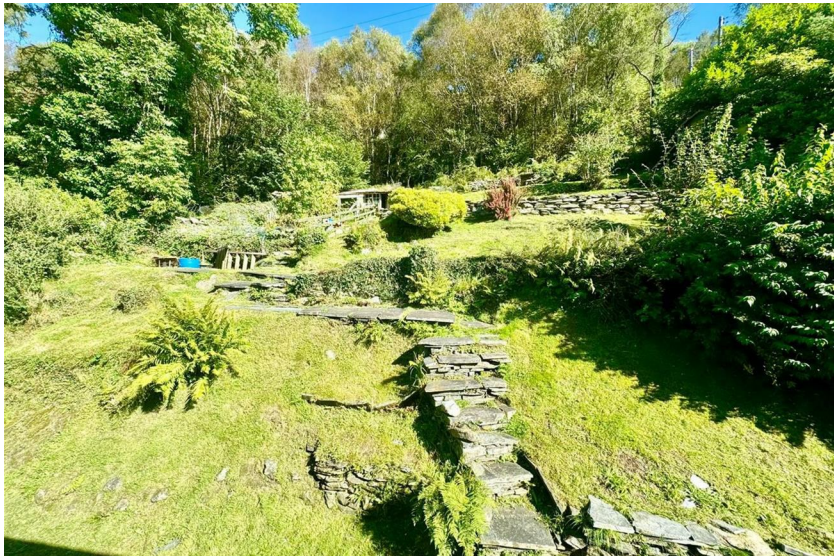
Council Tax Band


Conwy County Borough Council Tax Band -"E"

Directions

The property is located adjacent to the A55 main London to Holyhead road just as you enter the village from the direction of Betws y Coed. The house is opposite Pont Cyfyng Bridge. Pont Cyfyng is a popular starting point for the route to Moel Siabod.





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