



Brynardd Cottage 4 Llan Isa

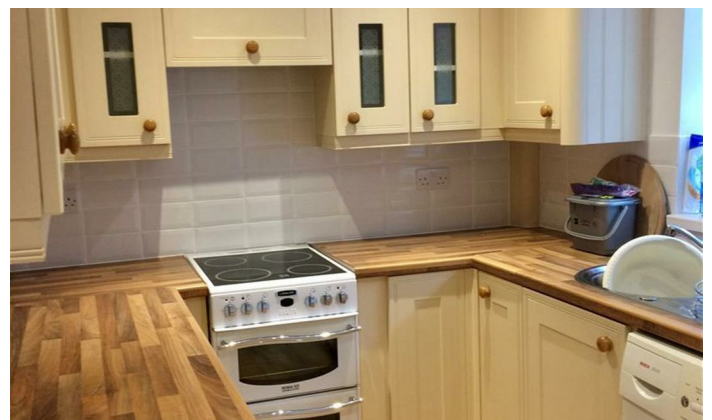
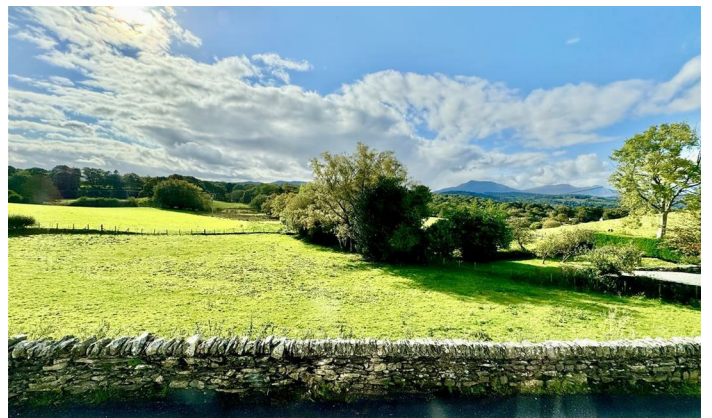
Capel Garmon LL26 0RR

£169,950

A well presented 2 bedroom character cottage set on the outskirts of this popular rural village within the Snowdonia National Park.

Located on the level on the edge of the Village enjoying extensive open views over farmland towards the Snowdonia mountain range. Improved and upgraded over the years, offering light and airy accommodation comprising Lounge with feature fireplace, fitted kitchen, landing, bedroom 1 with extensive views, bedroom 2 overlooking field to rear, bathroom. Electric heating, multi-fuel stove, small garden area to rear, single off road car parking space.

Viewing Recommended.



Tel: 01492 642551

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





Location

The Accommodation Affords:
(Approximate measurements only)

Living Room

11'11" x 14'2" (3.65m x 4.32m)

uPVC front door leading to Living Room, uPVC double glazed window overlooking front enjoying extensive views, wall mounted panel heater, t.v. point, beamed ceiling, feature stone fireplace surround, housing multi-fuel stove, built in storage cupboard and shelving to recessed alcove, telephone point, staircase leading off to first floor level.

Kitchen

11'11" x 7'5" (3.65m x 2.27m)

Fitted range of base and wall units with wood effect worktops, glazed wall cupboard, single drainer sink with mixer tap, plumbing for automatic washing machine and dishwasher, uPVC double glazed window overlooking rear, electric cooker point, concealed extractor above, wall tiling, wall mounted electric heater, tilt and turn uPVC double glazed rear door.

First Floor Level

Small Landing.



Bedroom 1

14'4" x 10'11" maximum (4.38m x 3.35m maximum)

Wall mounted electric heater, t.v. point, uPVC double glazed window overlooking front enjoying extensive mountain views, built in airing cupboard and wardrobe.

Bedroom 2

9'1" x 7'8" (2.79m x 2.34m)

Wall mounted electric heater, uPVC double glazed window overlooking rear enjoying views over open fields.

Bathroom

Three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level w.c. wall tiling.

Outside

Parking space for one vehicle. Rear small garden area with rockery.

Services

Mains water, electricity and drainage are connected to the property. Multi-fuel stove, electric heating.

Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent.

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

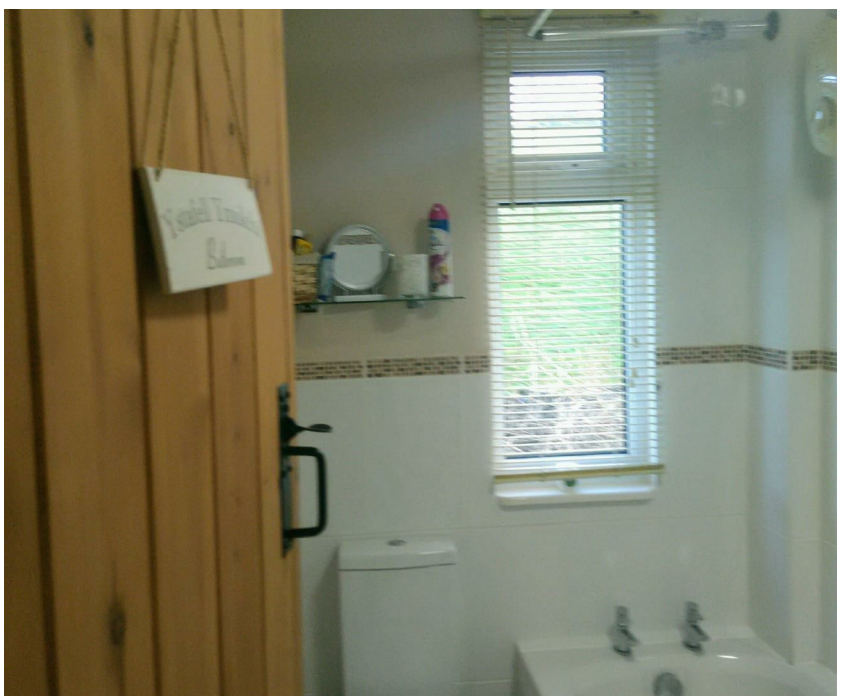
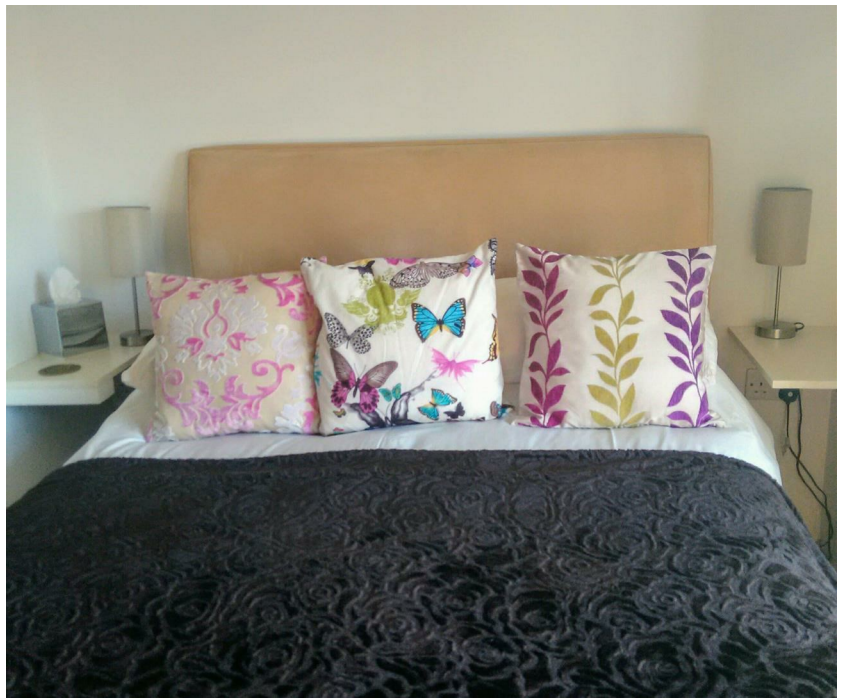
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

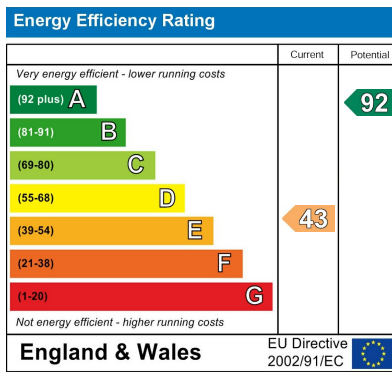
Council Tax

Band B.

Directions

Proceed into the Village of Capel Garmon, turn right and immediately left by the White Horse Public House and continue out of the village and the property will be viewed 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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