



Hyfrydle Mill Street

Betws-Y-Coed LL24 0BB

£265,000

A spacious, well presented semi detached house occupying a convenient and accessible setting within the village.

Located within close walking distance of all local shops, restaurants and other amenities, in a quiet setting near Pont y Pair Bridge.

Large rear garden enjoying views over open fields.

Affording Entrance Hall, Lounge, Dining / Kitchen, Inner lobby to rear Living Room, Utility Room and Cloakroom.

Two Double Bedrooms with en-suite facilities. Central Heating, Original Sash Windows, Large level rear garden.

VIEWING RECOMMENDED



Tel: 01492 642551

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



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.

Dining Kitchen

9'4" x 15'1" (2.86m x 4.6m)

Fitted range of base and wall units with complementary worktops, gas cooker point, canopy stainless steel extractor above, single drainer sink with mixer tap, plumbing and space for dishwasher, range of shelving, wall tiling, space for fridge freezer, double panelled radiator, telephone point, picture rail, sash single glazed window overlooking front of property. Doorway leading through to inner passage way with under stairs storage cupboard.

Living Room

12'11" x 12'6" (3.95m x 3.82m)

Feature recessed inglenook style fireplace with gas log effect stove, slate hearth, TV point, sealed unit double glazed french doors leading onto rear garden, double panelled radiator, laminated floor, timber door leading through to rear Utility Room



Utility Room

9'4" x 4'2" (2.87m x 1.28m)

Plumbing for automatic washing machine, wall mounted shelving, radiator, external rear door and window.

Downstairs Cloakroom

Low level W.C, pedestal wash hand basin, wall mounted Glowworm central heating boiler, single glazed window to rear elevation.

First Floor Level

Small Landing

Bedroom 1

12'2" x 14'3" (3.73m x 4.35m)

"L" shaped with en- suite Shower Room, stained timber flooring, double panelled radiator, sash window overlooking rear enjoying views over fields towards the river, access to roof space.

En-Suite:

Corner shower enclosure, pedestal wash hand basin, low level W.C, radiator, fully tiled walls.

Bedroom 2

9'10" x 15'5" (3m x 4.7m)

Stained timber flooring, recessed arch shelving, double panelled radiator, sash window overlooking front of property, en- suite bathroom, panelled bath, pedestal wash hand basin, low level W.C, ladder style heated towel rail, extractor fan.

Outside:

Small forecourt garden with walled boundary, shrubs and plants. Side access to large enclosed rear garden with grassed garden opening onto field and concreted seating area.

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.

Viewing Llanrwst

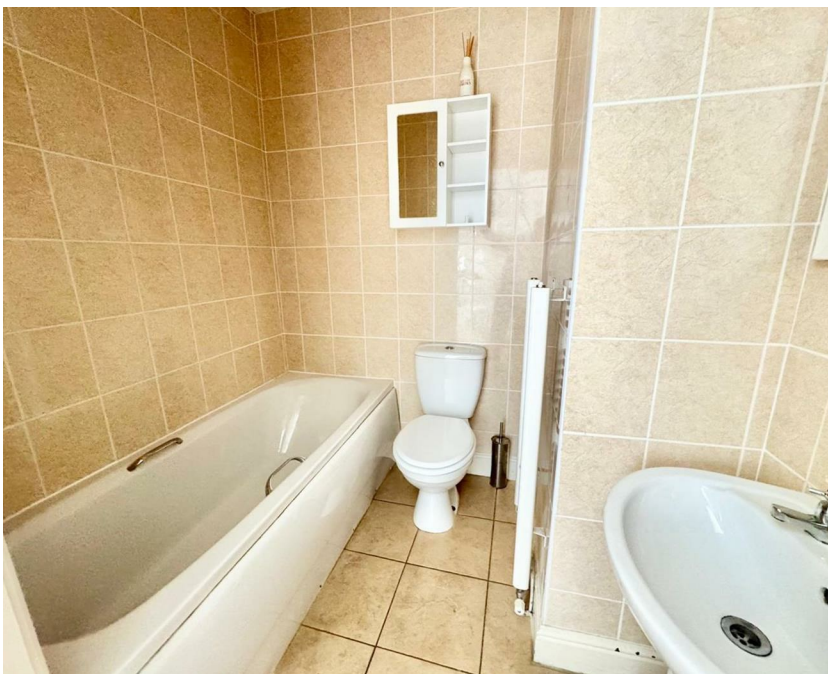
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

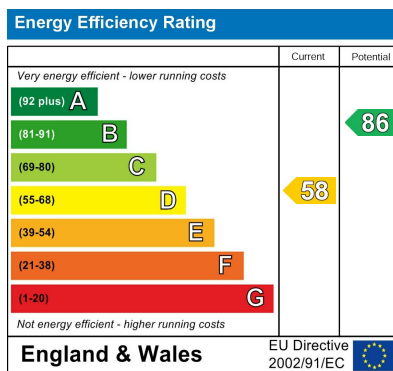
Council Tax Band:

Band C.

Tenure:

Freehold with vacant possession on completion.





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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