



## Refail Bach

Ysbyty Ifan LL24 0NS

£329,500

An immaculately presented detached house located in this picturesque rural village set within a large level plot. With ample parking, garage, workshop and private gardens.

Viewing Highly Recommended.

Improved and upgraded over the years, has a large rear and side garden, ample parking, workshop and garage. Feature inglenook fireplace and beams. Ground source heating, solar power, UPVC double glazing throughout, Conservatory.

Affording Entrance Porch, Lounge Dining room, Large Breakfast Kitchen, Shower room, Conservatory, 2 Double Bedrooms and Bathroom. Situated within the Snowdonia National Park approximately 7 miles from Betws y Coed.



Tel: 01492 642551

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





## Location

### Location:

Located in the village centre for Ysbyty Ifan which is approximately 2 miles from the A5 and a further 5 miles from Betws y Coed.

### The Accommodation Affords:

Approximate Measurements Only

### Entrance Porch:

UPVC double glazed front door leading to entrance porch with tiled floor; uPVC double glazed windows to front and side; timber and glazed door leading to:

### Living Room:

17'0" x 11'5" (5.20 x 3.49)

Feature deep recess inglenook fireplace with substantial timber lintel over; slate hearth housing glazed fronted multi-fuel stove; beam ceiling; four wall light points; TV point; uPVC double glazed window overlooking front of property; e radiator. Door leading to:





### Dining Room:

12'11" x 11'10" (3.94 x 3.61)

UPVC leaded double glazed window overlooking front; feature 'Adam' style fireplace surround with cast iron and tiled inset; electric coal effect fire; tiled hearth' beam ceiling; telephone point; radiator. Timber and glazed door leading through to:



### Conservatory:

10'10" x 8'3" (3.31 x 2.52)

Pleasantly situated on the side of the property enjoying sunny aspect; uPVC double glazing; Fan light; terracotta tiling; french windows leading on to side patio; power connected.

### Dining Kitchen: L- shaped Dining Area

11'5" x 13'10" (3.48 x 4.24)

Inset LED lighting; uPVC double glazed rear door, washing machine and dryer, wall mounted Solaz solar unit, cupboard housing ground source storage tank.

### Dining Kitchen:

15'8" x 8'0" (4.78 x 2.45)

Range of fitted pine fronted base and wall units with complimentary worktops; 'Belfast' style porcelain sink with mixer tap; plumbing for dishwasher; concealed lighting; split level 'Neff' double oven and grill; fridge and freezer; feature pewter coloured oil fired Rayburn with rustic brick surround and tiled hearth; decorative tiled surrounds; four ring hob with extractor above; window to side elevation; built-in electric meter and fuse cupboard; TV plinth; uPVC double glazed window to rear.



### Shower Room:

Three piece suite comprising low level WC, wash basin, shower cubicle with electric shower; tiled surround; uPVC double glazed window to rear; extractor fan.

### First Floor Landing:

Small uPVC double glazed window overlooking side of property; radiator; wall light point; access to roof space.

### Bedroom 1:

13'4" x 12'7" (4.08 x 3.84)

UPVC double glazed window overlooking front and rear elevations; views to surrounding hillsides; radiator, large fitted wardrobes.

### Bedroom 2:

11'6" x 9'10" (3.51 x 3.00)

UPVC double glazed window overlooking front with open aspect; built-in cupboard and large fitted wardrobe.





### Bathroom:

Three piece suite comprising tiled panelled bath with mixer tap shower adaptor, low level WC, corner wash basin; fully tiled surround; wall mounted radiator; uPVC double glazed window to rear; wall mounted mirror.

### Outside:

Property is situated within a large plot in a village centre location. Timber gate leading to gravel rear hardstanding for parking of several vehicles. Well stocked flower beds and boundary shrubs. Raised garden with a variety of shrubs and specimen plants. Large lawned garden enclosure. Side patio area. To the front of the property there is a small walled front garden area.

### Garage:

16'0" x 17'3" (4.9 x 5.27)

Concrete base; twin doors; power and light connected; outside water tap and oil tank.

### Stone Built Workshop:

Window to side and front elevation; timber doors; cobbled floor; original timber stall risers; interconnecting door leading to garage.

### Services:

Mains electricity, water and drainage are connected to the property with ground source heating and solar panels.

### Council Tax:

Council Tax Band D

### Viewing:

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)


### 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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	89	92
(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 

**Ground Floor**



**First Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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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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