



## 2 Banc Llugwy Holyhead Road Betws Y Coed LL24 0BN

£295,000

A beautifully presented double fronted stone cottage in idyllic setting within the picturesque Snowdonia village of Betws y Coed.

Well appointed generously proportioned accommodation comprising Living Room, Dining & Sitting Room, Breakfast / Kitchen, Laundry Room, Landing, 2 Double Bedrooms and large Bathroom. Central heating, Refurbished and upgraded home with the benefit of large gardens, views to surrounding hillsides and easy access to all local shops, walks and all other amenities.

Viewing of this property is highly recommended to appreciate the quality of accommodation.



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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  
(approximate measurements only)

Timber glazed Fron Door  
Leading to:

### Dining & Sitting Room

14'11" x 12'7" (4.57m x 3.86m)

Feature stone fireplace surround with slate lintel over, beamed ceiling, tiled floor, sash window to front elevation with timber lintel over, feature staircase with rustic timber balustrade, painted exposed walls to sides, wall lights, double panelled radiator.

### Living Room

15'0" x 12'5" (4.59m x 3.8m)

Double panelled radiator, beamed ceiling, tiled floor, feature inglenook style fireplace, raised hearth, multi fuel stove, sash window overlooking front, TV point, timber door leading through to:





## Breakfast / Kitchen

13'7" x 8'5" (4.15m x 2.58m)

Range of bespoke handmade kitchen units with solid pine worktops, "Belfast style porcelain sink, rustic brick mock inglenook style fireplace housing "Rangmaster" cooking range, base units housing space for dishwasher, radiator, window overlooking rear, timber and glazed stable rear door, wine draws and wine rack, access to roofspace, steps leading up to:



## Laundry Room

6'6" x 4'5" (2m x 1.37m)

"Worcester" combi boiler, tiled floor, space for freezer, window to side elevation.

## First Floor

### Landing

Velux double glazed windows, radiator.

### Bedroom 1

9'10" x 12'9" extending to 14'5" (3m x 3.89m extending to 4.41m)

Exposed timber flooring, sash window overlooking front with views, recessed slate former fireplace, radiator, Velux double glazed window, overhead storage cupboard, telephone point.

### Bedroom 2

10'11" x 10'9" (3.33m x 3.29m)

Radiator, sash window overlooking front of the property enjoying views, access to roofspace, TV point.

## Bathroom

13'8" x 9'10" (4.17m x 3m)

Freestanding bath with monochrome tap, brick effect backdrop / splashback, pedestal wash hand basin with splashback, low level W.C, radiator, Velux double glazed window, exposed "A" frame roof timber, sash window to front elevation.



## Outside

The property occupies a slightly elevated position from the road and has steps leading up to grassed garden with variety of shrubs and plants. Covered archway leading to large rear garden comprising flagged patio area, covered rear entrance, grassed garden with variety of established shrubs and plants. At the upper level there is a seating area with views extending over the rooftops to Cyrrau rockface and surrounding wooden hillside.

## Services

Mains water, electricity, gas and drainage are connected to the property.

## Council Tax Band

Conwy County Borough Council Tax Band - TBC





## 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)

## 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

Proceed through the village of Betws y Coed in the direction of Capel Curig pass the Pont y Pair bridge and follow the road round and Banc Llugwy will be viewed on the left hand side.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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. Plan produced using PlanUp.

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.

## Iwan M Williams Estate Agents

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