



## Garden Cottage Coed Y Celyn

Betws-Y-Coed Conwy LL24 0SH

£525,000

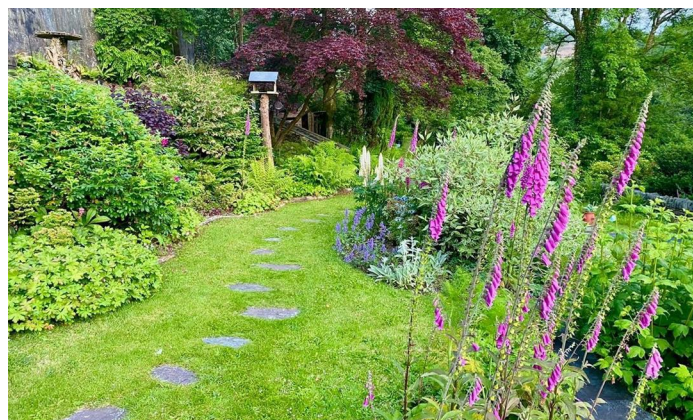
A substantial, beautifully presented 4-bedroom family home together with self-contained annexe in a semi rural edge of village setting.

VIEWING HIGHLY RECOMMENDED.

Garden Cottage lies within the historical private grounds of Coed Celyn Hall, set beside the Afon Conwy a short distance outside the village.

Extended, remodelled and refurbished to offer immaculate and versatile 4-bedroom accommodation. The self-contained annexe is currently used for letting purposes and provides excellent income or could be used by extended family. Central heating, double glazing, en-suite master bedroom, balcony, attractive gardens, parking, views across neighbouring historic gardens towards the Afon Conwy. Character features are retained throughout.

Affording reception hall/dining room, lounge, breakfast kitchen, cloakroom, first floor landing, bedroom 1 with walk-in wardrobe, en-suite and balcony, bedroom 2, bedroom 3, bedroom 4, bathroom.



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







## Location

The property is located on the outskirts of the village of Betws y Coed in an area of outstanding natural beauty close to the renowned Fairy Glen and Beaver Pool. Betws y Coed is a picturesque village, surrounded by woodland and forest in an area of outstanding natural beauty

The Accommodation Affords  
(Approximate measurements only):

### Reception/Dining Room:

4.81m x 4.6m

Double glazed front door and windows overlooking front; balustrade oak staircase leading off to first floor level; feature fireplace with double sided inset log burning stove, slate hearth, timber lintel over. Built-in cupboard understairs with plumbing for automatic washing machine.

### Cloakroom:

Low level WC, wash basin, inset spotlighting.

### Lounge:

16'1" x 15'2" (4.91m x 4.64m)

uPVC double glazed windows overlooking front; large tri-folding aluminium doors to side gable opening onto covered sun terrace and patio. Feature double sided glazed fronted log burning stove, raised hearth; TV point; inset spotlighting; contemporary vertical radiators.





### Breakfast Kitchen:

14'0" x 10'9" (4.28m x 3.3m)

Custom built base and wall units with complementary worktops; inset porcelain Belfast sink and drainer; range cooker with canopy stainless steel extractor above; recessed book shelving; shelving; space for American fridge; tiled floor; beamed ceiling. Breakfast bar in window recess overlooking front enjoying views. Steps and door lead to Annexe.

### FIRST FLOOR

#### Split level Landing:

Velux double glazed windows to rear pitch, built-in linen cupboard with sliding doors; exposed roof timbers; radiators; shelving.

#### Bedroom No 1:

15'1"em x 16'0" (4.6em x 4.9m)

Including en-suite and dressing room. Vaulted ceiling with inset lighting; velux double glazed windows, uPVC double glazed window to front; A-frame roof timbers; radiator. Large glazed gable wall with French doors leading onto covered balcony overlooking side gardens and enjoying views over Coed Celyn Hall gardens towards the river.

#### En-suite Shower Room:

Shower with tiled surrounds, low level WC and vanity wash basin; chrome ladder style heated towel rail; tiled floor.

#### Walk-in Wardrobe:

Range of hanging hooks and shelving units.

#### Bathroom:

2.87m x 2.2m

Three piece suite comprising roll top bath with hand held antique style mixer shower adapter, vanity wash basin and low level WC; medicine cabinet; radiator; exposed wall and former fireplace to one side; uPVC double glazed window overlooking front.

#### Bedroom No 2:

10'2" x 13'1" (3.1m x 4m)

Radiator; large uPVC double glazed window overlooking front over the garden towards the woodlands beyond.

#### Bedroom No 3:

8'3" x 9'9" (2.54m x 2.99m)

uPVC double glazed window overlooking front; vertical radiator; exposed roof timbers.

#### Bedroom No 4:

13'8" x 9'3" (4.17m x 2.83m)

uPVC double glazed windows overlooking front; double panelled radiator; inset lighting.





## ANNEXE

The annexe is totally self-contained and has external access from lower ground floor level but also has an interconnecting door from the bedroom leading to the kitchen area in the main house.

### Lower Ground Floor:

#### Dining Kitchen & Shower Room:

11'10" x 10'7" (3.61m x 3.23m)

##### Kitchen:

Base unit with complementary timber worktops; inset sink; electric cooker point; space for fridge; wall shelving unit; uPVC double glazed door and window to front elevation. Breakfast area with radiator.

##### Shower Room:

Wet-room style shower with tiled floor, shower screen, low level WC, wash hand basin and mirror into recess surround; overhead lighting; chrome heated towel rail.

##### Lounge:

12'9" x 8'9" (3.89m x 2.67m)

Recessed shelving; TV point; radiator; uPVC double glazed window to front; understairs storage cupboard. Turn timber staircase leading up to first floor bedroom area.

##### Bedroom:

13'7" x 9'1" (4.16m x 2.77m)

Cabin style built-in bed with raised steps; radiator; beamed ceiling; wall lights; built-in cupboard housing Worcester combi boiler with linen storage. uPVC double glazed window to front.

##### Outside:

The property stands in sizeable gardens which extend mainly to the front and side of the property, terraced lawned garden areas, variety of established shrubs and plants. Timber built garden store shed housing dryer, power and light connected; large flagged patio area and covered sun-terrace. Upper level raised vegetable plots. To the front of the property there is a sizeable hardstanding providing ample parking.

##### Services:

Mains water, electricity and gas are connected to the property. Joint septic tank.

##### Council Tax Band:

Conwy County Borough Council tax band 'E'.

##### Viewing:

By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)







#### Directions:

From Llanrwst travel to Betws-Y-Coed along the A470, at the Waterloo Bridge continue left on the A5 in the direction of Pentrefoelas with the Ty Gwyn Hotel & Restaurant on the left, turn immediately right sign posted A470 Blaenau Ffestiniog. Continue for approximately 1/4 mile to the grand entrance for Coed Y Celyn Hall which is on the right hand side. Continue through the gated entrance and follow the drive to the rear of the Hall and Garden Cottage will be viewed a short distance on the left hand side.

#### Proof of Identity:

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 |
| Very energy efficient - lower running costs                                                                                          |         |           |
| (92 plus) <b>A</b>                                                                                                                   |         |           |
| (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>                                                                                                                      |         |           |
| Not energy efficient - higher running costs                                                                                          |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

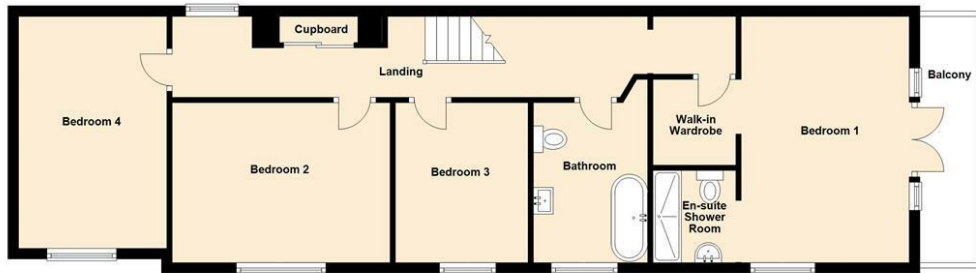
**Lower Ground Floor**  
Approx. 23.8 sq. metres (255.7 sq. feet)



**Ground Floor. Floor plan for identification purposes only, not to scale.**  
Approx. 76.6 sq. metres (824.1 sq. feet)



**First floor. Floor plan for identification purposes only, not to scale.**  
Approx. 76.6 sq. metres (824.1 sq. feet)



Total area: approx. 176.9 sq. metres (1903.8 sq. feet)

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 license from William Morris Energy Assessments. All rights reserved. Plan produced using PlanItUp.

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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