



## 2 Llan Isa

Capel Garmon LL26 0RR

£159,500

An immaculately presented 2 bedroom inner terrace cottage in village setting with outstanding countryside and mountain views.

Situated within the picturesque village of Capel Garmon, within 2 miles of Betws Y Coed in the Snowdonia National Park.

Renovated and sympathetically upgraded by the current owners affording lounge with feature recessed fireplace and outstanding views, dining kitchen with fitted units and integrated appliances. rear outside utility and store, outside W.C, landing, bedroom 1 enjoying views, bedroom 2, shower room.

Electric night storage heating. Single car parking space.



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







## Location

Situated in the village centre of Capel Garmon in a rural setting approx 2 miles from the inland tourist resort of Betws y Coed in the Snowdonia National Park.

The Accommodation Affords:  
(Approximate measurements only)

### Lounge:

11'11" x 13'0" (3.65m x 3.98m )

UPVC double glazed front door; feature inglenook style former fireplace; two high storage heaters; tiled floor; beams; balustrade staircase leading off to first floor level; telephone point; tiled window sill and uPVC double glazed window enjoying views to Snowdonia Mountain Range.

### Dining Kitchen:

12'1" x 7'8" (3.69m x 2.34m )

Fitted base units with solid oak worktops; inset single drainer sink with mixer tap; integrated stainless steel oven with 4 plate hob; integrated fridge; tiled splashback; inset spotlights; uPVC double glazed door and window to rear; high storage heater.





### Bedroom 1:

12'0" x 13'1" (3.68m x 4m)

Night storage heater; uPVC double glazed window overlooking front with panoramic views; vaulted ceiling; inset spotlighting; exposed roof timbers.

### Bedroom 2:

8'4" x 6'0" (2.55m x 1.84m )

uPVC double glazed window overlooking rear enjoying views to open farmland; overhead storage cupboard; night storage heater.

### Shower Room:

5'6" x 5'5" (1.68m x 1.67m )

Corner shower enclosure with electric shower, low level W.C; wash basin; chrome ladder style heated towel rail; fully tiled walls; inset spotlighting; extractor fan.

### Outside:

Small concrete apron to front with seating area. Right of way access to rear.

### Outside Store/Utility:

6'3" x 7'6" (1.93m x 2.31m)

Night storage heater, small double glazed window. Raised shelf, power and water supply, Separate W.C with wash basin.

### Council Tax Band

Conwy County Borough Council tax band - B.

### 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)

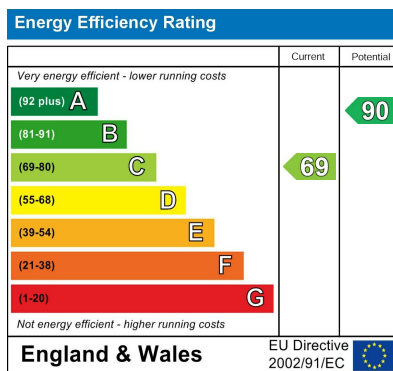
### Proof Of Funds

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 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.

## Iwan M Williams Estate Agents

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