



Bron Heulog  
Capel Garmon LL26 0RW



# Bron Heulog

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£365,000

An immaculately, recently extended renovated and re-modelled country stone cottage in a popular Snowdonia village.

Bron Heulog is a stunning double fronted stone cottage which has been totally renovated and extended over the last 18 months. Located in a prominent village setting, enjoying open front aspect with views extending towards the Snowdonia mountain range.

UPVC double glazed windows and central heating. Affording covered entrance, lounge with feature fireplace, sitting/dining room with feature fireplace and oak and glass staircase leading off, modern beautifully fitted kitchen, bathroom, 2 double bedrooms and w.c. Parking, garden and store shed.

VIEWING HIGHLY RECOMMENDED





## Location

The Accommodation Affords:  
(Approximate measurements only)

### Covered Oak Front Entrance

Open entrance porch with composite double glazed front door leading to open plan downstairs sitting room and kitchen.

Sitting Room and Kitchen 27'1" x 10'7" (8.27m x 3.23m)

Sitting area with recessed inglenook style fireplace with slate lintel, uPVC double glazed window overlooking front, inset spotlighting, cantilever glass and oak open tread staircase leading off to first floor level. Underfloor heating.

Lounge 14'4" x 11'11" (4.39m x 3.64m)

Feature inglenook style stone fireplace with slate lintel, underfloor heating, uPVC double glazed window overlooking front enjoying views.

### Kitchen

Vaulted ceiling, fitted range of modern base and wall units with complimentary worktops, integrated oven, 4 plate ceramic hob, single drainer sink with mixer tap, dishwasher and automatic washing machine, integrated fridge/freezer, composite double glazed side door, Velux sky light windows.

Bathroom 11'6" x 5'10" (3.53m x 1.78m)

Luxury four piece suite comprising shower enclosure, panelled bath, built-in vanity wash hand basin, low level w.c. uPVC double glazed window to rear. Built-in cupboard housing cylinder with expansion tank.

### Landing

With upstairs w.c. (1.61m x 1.32m). Low level w.c. and vanity hand wash basin.

Bedroom 1 14'6" x 11'5" (4.42m x 3.5m)

Vaulted ceiling, double panelled radiator, uPVC double glazed window, inset lighting.





Bedroom 2 15'1" x 8'1" (4.62m x 2.48m)

uPVC double glazed window overlooking front enjoying views, vaulted ceiling, double panelled radiator, inset spot lighting.

#### Outside

The property has a tarmac driveway which leads to hardstanding for parking, grassed front garden, flagged patio, small rear courtyard area with outside seating. Timber garden store shed.

#### Services

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

#### 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.

#### Council Tax Band

Conwy County Borough Council Tax Band - D


#### Directions

Into the village of Capel Garmon, pass the school on the left, bare right by the Church and immediately left to the front of The White Horse, continue past the White Horse Inn and the property will be viewed on the left hand side.



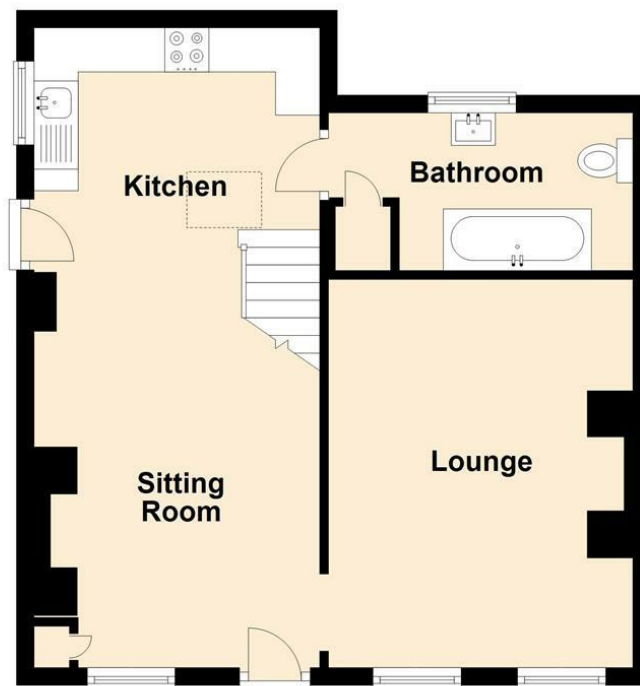




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>34</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

## 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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