



Fron Deg

Capel Garmon LL26 0RF

£365,000

An immaculately presented detached cottage set in an enviable position on the rural outskirts of a popular village, just two miles from the centre of Betws-y-Coed, within the breathtaking Snowdonia National Park.

Beautifully upgraded and sympathetically refurbished in recent years, Fron Deg is full of character and charm, blending traditional features with contemporary comforts. Currently operating as a successful holiday let, the property is equally suited as a permanent home.

The accommodation comprises a welcoming front porch leading into a cosy lounge with feature fireplace and wood-burning stove, a separate dining room with bay window enjoying far-reaching countryside views, and a stylish, well-appointed breakfast kitchen. To the rear, a handy utility area provides further practical space, Two comfortable double bedrooms and a modern bathroom, all finished to a high standard.



Tel: 01492 642551

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

Location

Enjoying a peaceful rural setting with stunning open views, yet conveniently placed for local amenities and the many attractions of the Snowdonia region, Fron Deg offers a rare opportunity to acquire a quality home in a truly idyllic location.

Front Entrance Porch

uPVC double glazed door and window, timber and glazed door leading to Lounge.

Lounge

12'9" x 10'10" (3.9m x 3.32m)

Feature inglenook style fireplace surround with multi-fuel stove, slate hearth, timber lintel over, TV point, uPVC double glazed window overlooking front enjoying views over open countryside, radiator, balustrade staircase leading off to first floor level.

Dining Room

10'7" x 9'2" (3.25m x 2.81m)

uPVC double glazed bay window overlooking front enjoying extensive views, radiator.

Rear Breakfast Kitchen

16'0" x 6'11" (4.9m x 2.12m)

Fitted range of base and wall units with complimentary worktops, integrated fridge in former fireplace recess, integrated stainless steel oven, four plate hob and canopy extractor above, single drainer sink with mixer tap, composite double glazed rear door, electric meters.

First Floor Landing

Bedroom 1

10'8" x 9'10" (3.26m x 3.0m)

uPVC double glazed window overlooking front enjoying extensive views, access to roof space, radiator.

Bedroom 2

10'9" x 9'4" (3.3m x 2.86m)

uPVC double glazed window to front enjoying views, radiator.

Bathroom

Newly fitted four piece suite comprising panelled bath, shower enclosure, concealed cistern w.c. and vanity wash basin, mirror and extractor fan.

Utility Room

7'6" x 6'6" (2.3m x 2.0m)

Single drainer sink, plumbing for automatic washing machine, central heating boiler, uPVC double glazed window.

Outside

The property benefits from a low-maintenance gravelled rear garden enclosed by traditional stone walling, ideal for al fresco dining or simply relaxing in the peace and quiet of the countryside. The front garden is neatly bordered by mature hedging. Gravel driveway provides off -road parking.

Services

Mains electricity, Oil fired central heating, mains water and private drainage.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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

Currently listed as a business for Rating purposes.

Directions

From Llanrwst, continue towards Betws Y Coed for approximately 1½ miles, turn left after the long stretch signposted Capel Garmon, follow this road for approximately 1½ miles and the property will be viewed on the left hand side before entering the village.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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