



Bryn Awel
Betws Y Coed LL24 0BB



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£345,000

A characterful three-storey townhouse with garden, driveway and carport, situated in a sought-after location within easy reach of local amenities and popular walking routes. Currently run as a successful holiday let.

This attractive semi-detached property offers deceptively spacious accommodation arranged over three levels, extended to the rear to provide flexible living space and modern conveniences whilst retaining its traditional charm. Located close to Pont y Pair Bridge and within easy walking distance of Betws-y-Coed's shops, restaurants and outdoor activity centres, the house enjoys a highly convenient and desirable position.

- Spacious lounge with feature fireplace
- Large dining room with slate flooring and open stairwell
- Modern fitted kitchen with granite worktops and integrated appliances
- Three double bedrooms across the upper floors
- Two bathrooms, including one with bath and separate shower
- Gas central heating and double glazing

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Location

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The Accommodation Affords:
(Approximate measurements only)

Ground Floor

Front door leading to Lounge.

Lounge 20'8" x 14'2" reducing to 11'8" (6.32m x 4.32m reducing to 3.58m)

uPVC double glazed window overlooking front, two radiators, engineered oak flooring, TV point, staircase leading off to first floor level, tiled fireplace surround and hearth, telephone point.

Staircase leading down to lower ground floor.

Bedroom 1 11'5" x 10'9" maximum (3.5m x 3.29m maximum)

Radiator, uPVC double glazed window overlooking rear and side elevation enjoying views.

Shower Room 11'5" x 3'10" (3.5m x 1.19m)

Corner shower enclosure, low level w.c. pedestal wash handbasin, heated towel rail, extractor fan, wall mounted mirror and light unit, uPVC double glazed window to rear.

First Floor

Small landing, access to roof space.

Bedroom 2 11'10" x 9'1" (3.62m x 2.77m)

Radiator, uPVC double glazed window overlooking rear enjoying views, range of built in wardrobes along one wall housing 'Ideal' central heating boiler.

Bedroom 3 11'3" x 10'7" (3.43m x 3.23m)

Radiator, pedestal wash handbasin, uPVC double glazed window to front elevation.

Lower Ground Floor:



Large Dining/Sitting Room 20'8" x 14'0" (6.3m x 4.27m)

uPVC double glazed windows, tiled fireplace surround and hearth, coal effect gas fire, TV point, beamed ceiling, two radiators, wall lights, built in cupboard with shelving. Twin timber and glazed doors leading to Kitchen.

Kitchen 11'6" x 8'2" (3.51m x 2.5m)

Fitted range of modern base and wall units with granite worktops, 1.5 bowl sink, mixer tap, plumbing for dishwasher, four ring gas hob with stainless steel oven, canopy stainless steel extractor above, integrated fridge/freezer, uPVC double glazed window overlooking rear and side elevation, timber and glazed rear door. Doorway to inner lobby.

Bathroom 8'3" x 6'6" (2.52m x 2.0m)

Four piece suite comprising; roll top bath, pedestal wash handbasin, low level w.c. shower enclosure, radiator, tiled floor, wall tiling, uPVC double glazed window, extractor fan.

Outside

Small front garden, side driveway leading to large hardstanding for parking, outside seating area, sizeable rear open fronted garage and workshop.

Services

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating (not tested).

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

Band D.

Directions

Proceed through the village of Betws y Coed out towards Capel Curig, turn right over the Pont y Pair Bridge and immediately right back towards Trefriw and Llanrwst, down Mill Street and the property will be viewed a short distance on the right hand side.

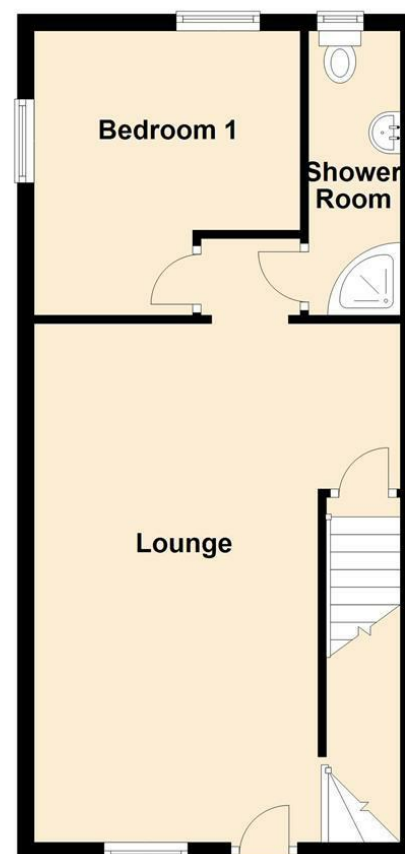


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Second Floor



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 option must be treated as given on the same basis as these particulars.

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