



Pentre Du Farm

Betws-Y-Coed LL24 0DA

£455,000

A detached double fronted former farmhouse cottage located on the edge of the village in semi rural setting.

This double fronted house is an unfinished renovation project which is in need of extensive works but offers scope to bespoke the property to your individual requirements.

The internal rooms have been opened up and currently the accommodation is set up as rear utility / breakfast area, kitchen, one large ground floor room with space for stairs to first floor open plan room. Set in own grounds with driveway, parking and established gardens.

FULL RENOVATION REQUIRED - CASH BUYERS



Tel: 01492 642551

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

Location

Betws y Coed is situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of Outstanding Natural Beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby.

The Accommodation Affords
(Approximate Measurements Only)

Main Front Room

14'1" x 21'3" (4.3m x 6.5m)

Rear Breakfast / Utility Area

13'9" x 7'10" (4.2m x 2.4m)

Kitchen

7'6" x 9'10" (2.31m x 3m)

First Floor Level

20'4" x 13'11" (6.2m x 4.25m)

Outside

Established gardens with shrubs and plants. Hard standing for parking with driveway. Open fronted car port / store shed

Services

Mains electricity. water and private drainage.

Council Tax

Conwy County Borough Council - Council Tax Band - "D"

Directions

Proceed through the village of Betws y Coed towards Capel Curig and the property will be viewed on the left hand side below the road just opposite access to Miners Bridge.


Viewing Llanrwst

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.



| 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

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