



**STERLING**

ESTATE AGENTS & VALUERS

**Ty Newydd , Capel Garmon  
Llanrwst LL26 0RL**



**£395,000**

## **Ty Newydd , Capel Garmon, Llanrwst LL26 0RL**

A superb opportunity to purchase a DETACHED STONE HOUSE in need of complete updating and repair or subject to planning permission, a complete redevelopment project. Of particular note is the extensive plot the property stands, understood to measure 100 metres in depth and a width of about 20 metres (TO BE VERIFIED). The gardens back onto and adjoin unspoilt farmland and scenery. The house is set back from the road in the centre of the village which has a Pub / Restaurant, Primary School and Playing Field. The busy picturesque tourist resort of Betws Y Coed in the Snowdonia National Park is about 2 miles away. Llanrwst market town is within 4 miles and the North Wales Coastal towns of Colwyn Bay, Llandudno and Conwy are within 15 miles. Freehold and NO CHAIN. Awaiting EPC Ref CB7720

### **Entrance Hall**

Quarry tiled floor

### **Living Room**

15'10 x 12'6 (4.83m x 3.81m)

Stone open coal fireplace, beamed ceilings

### **Dining Room**

13'11 x 10'7 (4.24m x 3.23m)

Tiled fireplace, quarry tiled floor

### **Kitchen**

Stainless steel sink unit, quarry tiled floor

### **First Floor**

3 Bedrooms and Bathroom

### **Outside**

Built on Garage with double doors and additional concrete sections garage. We are informed the site measures approximately 100 metres x 20 metres (to be verified)

### **AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk These sites could well find a buyer for your own home.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm  
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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