

Ty Newydd , Capel Garmon Llanrwst LL26 0RL







£395,000

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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 tied 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

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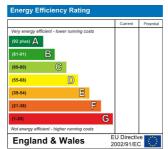


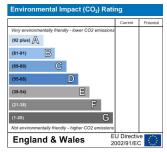












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