Bod Gwynedd

Betws Y Coed LL24 0BN

£595,000

OFFERS IN EXCESS OF £595,000.

An outstanding, highly rated, Guesthouse which enjoys an edge of village setting extensive woodland views. This beautifully presented property offers 5 modern, en-suite letting rooms plus a 2 bedroom owners accommodation complete with a glass sunroom.

Tenure: Freehold. Council Tax Band - B. EPC Rating - D.

The property has been refurbished to a high standard but still retains, an often commented on, homely feel. Fully double glazed within the last 10 years, this home also benefits from Hive controlled, dual zone, Gas Central Heating system with a pressurised hot water system. To the rear of the main building are 2 outbuildings currently used for bike storage and as a workshop. Viewing highly recommended

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Betws y Coed is situated within the Snowdonia National Park and is surrounded by forests and rivers. It is considered and AONB, an Area of Outstanding Natural Beauty. Bod Gwynedd is on the west side of the village opposite the Afon (river) Llugwy, approximately 1 mile from Swallow Falls and 20 minutes drive from Snowdon.

The Accommodation Affords:

Approximate Measurements Only

Owners Accommodation:

Hallway: Electric meters; uPVC double glazed door.

Kitchen and Breakfast Bar:

14'9" x 14'10" (4.5 x 4.53)

Range of fitted base and wall cupboards with granite worktops over. Inset 1 ½ bowl single drainer sink with mixer tap. Double panelled radiator. Telephone point. UPVC double glazed window to side elevation. Range oven in recessed fireplace with overmantle and concealed lighting. Slate flooring. Inset spotlighting. Central island with storage drawers and baskets. Breakfast bar. French doors leading onto rear Sun Room.

Sun Room:

14'1" x 14'1" (4.3 x 4.3)

A bespoke glass ' Solarlux' garden room suitable for all year use - 'bringing the outside in'; glazed roof and retractable glazed side walls; slate tiled floor, IR heaters

Owners Living Room:

13'1" x 17'1" (4 x 5.2)

3 uPVC double glazed sash windows to side and front; T.V point; Log burning Stove on slate hearth; Staircase leading off to rear first floor bedroom area; radiator; oak flooring. Inset spotlighting; dual Sky Q feed.

Rear staircase leading to owners first floor accommodation.

Landing:

UPVC double glazed sash windows to front and side..

Bedroom 1:

9'3" x 14'7" (2.83 x 4.44)

UPVC double glazed window to side and rear; two double panelled radiators.

Bedroom 2:

10'9" x 10'6" (3.28 x 3.2)

Double panelled radiator; sash window to rear; built-in wardrobes (Currently used as dressing room)

Bathroom:

Newly fitted, luxury, 4 piece suite including extra long bath, high level toilet and sink plus walk in shower. Windows to side; high yield vertical radiator with modern flooring and wall panels.

Outbuilding 1:

Moderate sized, fully fitted workbench around 3 walls with shelving underneath.

Outbuilding 2:

Large Storage room.

Guest Accommodation:

Reception Hall:

Slate tiled floor, radiator with cover, dado rail, alarm panel, UPVC double glazed front door, coved ceiling. Balustrade and spindle stair case leading off to first floor level. Under stair storage area.

Dining Room:

12'3" x 12'3" (3.74 x 3.73)

Slate floor; uPVC double glazed sash window to side elevation; radiator; built-in recessed storage cupboard.

Bedroom No 1:

12'5" x 11'7" (3.78 x 3.54)

Double panelled radiator; uPVC double glazed sash window to front elevation; picture rail and coving. En-suite shower room - shower, pedestal wash hand basin, low level WC; bathroom cabinet with demist mirror and shaver point inset spotlighting.

Bedroom No 2:

12'4" x 12'11" (3.76 x 3.93)

Box bay window to front elevation, uPVC double glazed sash windows; double panelled radiator; coved ceiling and picture rail. En-suite shower room - shower and glazed door, low level WC, pedestal wash hand basin, bathroom cabinet with demist; mirror towel rail; floor and wall tiling; extractor fan; inset spot lighting.

Office/Storage Room:

Originally a small office the current owners now use this as a storage room. Room has 6 power points plus wired broadband access. Contains gas meter, broadband router, and TV distribution point.

FIRST FLOOR - Landing

Radiator; coved ceiling; dado rail; large walk-in linen cupboard.

Bedroom No 3:

11'6" x 10'4" (3.51 x 3.15)

UPVC double glazed sash window to front elevation; double panelled radiator; window seat; recess wardrobe. En-suite shower room - shower, pedestal wash hand basin and low level WC; bathroom cabinet with demist mirror; wall and floor tiling; extractor fan.

Bedroom No 4:

12'3" x 12'11" (3.74 x 3.93)

Double panelled radiator; uPVC double glazed sash window to front with views. En-suite shower room - shower, pedestal wash hand basin and low level WC; bathroom cabinet with demist mirror; tiling; extractor; inset spotlighting.

Bedroom No 5:

11'6" x 13'6" (3.51 x 4.12)

Built-in cupboard; double panelled radiator; TV point. Ensuite shower room with shower enclosure, hand wash basin, low level WC, bathroom cabinet with demist mirror.

Exterior:

The front of the property is laid to lawn with a range of bushes, herbs, and fruit. A central slate path leads the main entrance to the business. Bod Gwynedd is completely made from locally sourced slate and dates from around 1800.

To the side of the property is a driveway leading to the, south facing, owner's accommodation with side and rear doors. To the rear of the property is a car park for 5 cars plus 2 outbuildings which are currently used for bike storage and as a workshop. Directly outside the outbuildings is a private, raised owner's area and large log store. The current owners have added a Solarlux sunroom to take full advantage of the views to the rear of the property. This multi-use room can be used for dining, relaxation or a s a yoga room or gym.

The Business::

Bod Gwynedd is an excellent, well established Guest House with good trading profit. Accounts will be available for inspection after viewing and subject to status. Please note that a non-disclosure statement may be required.
Further details of the business side can be seen at www.Bodgwynedd.com with additional reviews on Tripadvisor.

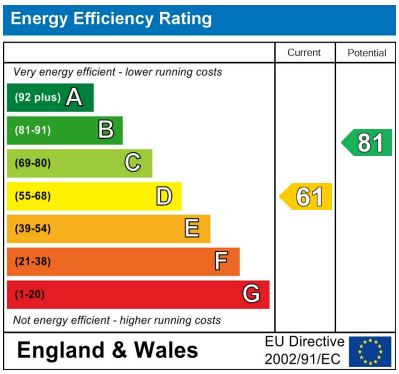
All linen, towels, bedroom furniture in the letting rooms, lighting, cutlery, crockery, photographs by Pierino Algieri, British Gas Hive system are included in the Sale. Additional items such as artwork and the personalised car registration are by separate negotiation.

Services:

The property is main gas and drainage attached with Internet access currently rated at 72MB. The property benefits from LED lighting throughout plus HIVE heating and water management.

Directions:

From the centre of the village continue along the road towards Capel Curig for approximately half a mile. The property is on the left after 2 fields. Google maps will bring you directly to the front door or the W3W location is ///surfacing.pouting.muddy.



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