



3 Voelas Terrace

Capel Garmon Llanrwst, LL26 0RW

£145,000

A charming traditional mid-terrace stone cottage, beautifully positioned within the peaceful village of Capel Garmon, approximately two miles from Betws y Coed and the many attractions of the Snowdonia National Park.

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

Enjoying delightful countryside surroundings and impressive mountain views from the rear garden, the property offers a wonderful opportunity for those seeking a characterful home in this highly desirable location.

Retaining a wealth of original features and rustic charm throughout, the accommodation briefly comprises an open plan living and dining room with exposed ceiling beams and an impressive inglenook style fireplace with stove, to the rear is a fitted kitchen with door to outside rear. To the first floor are two bedrooms together with a family bathroom.

Attractive tiered rear garden with stone flagged seating areas, mature planting and useful outbuildings providing excellent storage. The elevated garden enjoys stunning far-reaching views towards the surrounding Snowdonia mountain range, offering a peaceful setting to relax and unwind.



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Location

The village is well regarded for its scenic surroundings and convenient access to nearby walks and the many outdoor pursuits available within the National Park, including climbing and cycling routes. This delightful cottage perfectly combines traditional Welsh character with an enviable location in one of North Wales' most picturesque settings.

The Accommodation Affords:
(Approximate measurements only)

Timber Front Door leading to Lounge

Lounge

14'4" x 12'0" (4.38m x 3.66m)

Feature deep recess inglenook style fireplace with slate surround, timber over mantel, slate hearth, inset cast iron multi-fuel stove.

Beamed ceiling, built-in book shelving, uPVC double glazed window overlooking front, balustrade staircase leading off to first floor level, night storage heater, wall lights. Doorway leading through to Kitchen.

Kitchen

11'10" x 5'6" (3.62m x 1.69m)

Fitted base and wall units with complementary worktops, 1.5 bowl single drainer sink with mixer tap, electric cooker point, space for fridge, uPVC double glazed door and window overlooking rear of property, night storage heater.



First Floor

Landing, night storage heater.

Bedroom 1

10'9" x 9'9" (3.28m x 2.99m)

uPVC double glazed window overlooking front, built-in wardrobes into recessed alcove.

Bedroom 2

10'11" x 5'6" (3.34m x 1.69m)

uPVC double glazed window overlooking rear of property enjoying extensive views over garden to surrounding mountains of Snowdonia.

Bathroom

6'2" x 5'6" (1.89m x 1.69m)

Three piece suite comprising; panelled that with shower above, wash basin, low level w.c. wall tiling, uPVC double glazed window overlooking rear of property.

Outside

The property has a terraced rear garden, mainly flagged with outside seating areas, a variety of established shrubs and plants, countryside views extending to the mountains of Snowdonia. Brick built store shed and former w.c. providing an ideal storage area.

Services

Mains water, electricity and drainage are connected to the property.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

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 B.

Directions

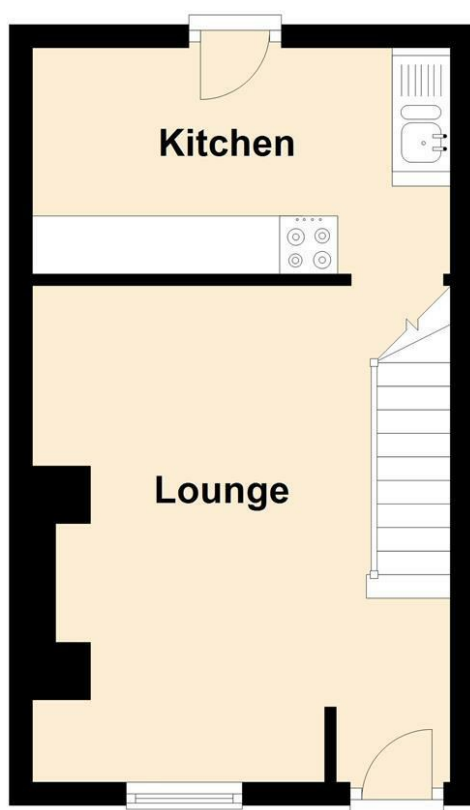
Proceed into the village of Capel Garmon and turn sharply right by the White Horse around the Church and continue left and the property will be viewed a short distance on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

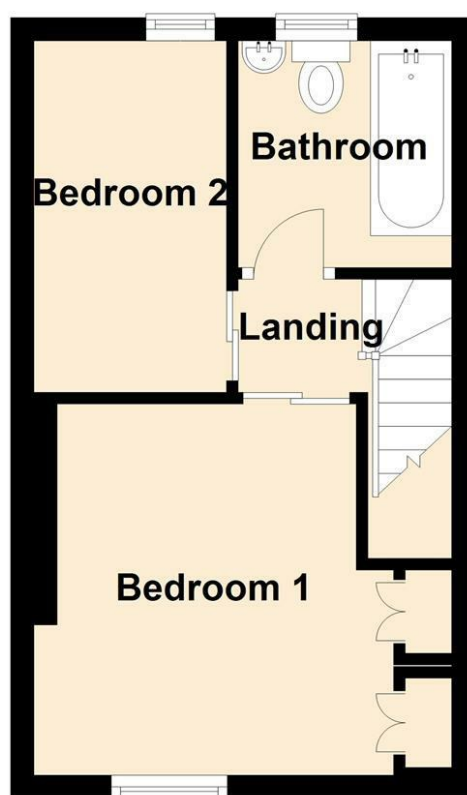
Ground Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Total area: approx. 45.6 sq. metres (490.6 sq. feet)

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 particulars.

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