



## 17 Bro Gethin

Betws-Y-Coed LL24 0BT

**£255,000**

An Immaculately Presented Three Bedroom Home on a Generous Corner Plot with Countryside Views

**VIEWING RECOMMENDED**

Occupying an impressive corner plot within an established and popular residential estate, this beautifully modernised three bedroom former local authority home enjoys a sunny aspect and delightful views towards the surrounding hillside. Situated close to the village amenities and within easy reach of local services, the property offers a wonderful balance of contemporary living and scenic surroundings.

The property has been comprehensively upgraded in recent years, including a full refurbishment of the kitchen and bathroom, together with tasteful modern décor throughout. It benefits from uPVC double glazing and gas central heating.

A private driveway provides off-road parking, and the enclosed rear garden enjoys a sunny orientation with a paved area and large lawned garden providing space for children and pets.



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**Iwan M Williams**  
ESTATE AGENTS • GWERTHWYR TAI



## Location

Located in a pleasant and well-regarded residential area, the property is subject to a local occupancy restriction.

Betws Y Coed is situated within the Snowdonia National Park, surrounded by woodland and forest in a area of outstanding national 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)

### Covered Front Entrance

### Reception Hall

Composite double glazed front door, uPVC double glazed window, staircase leading off to first floor level, telephone point, built in gas/electric meter cupboard, twin oak and glazed doors leading through to open plan Lounge/Kitchen/Dining Room.



## Lounge/Kitchen

22'11" x 16'11" (7.0m x 5.17m)

Lounge with feature media wall with inset electric fire, TV point above, uPVC double glazed window overlooking front enjoying open views, column radiator. Peninsular base units and breakfast bar sub dividing from Kitchen.

Kitchen has a range of modern base and wall units with quartz worktops, inset porcelain Belfast style sink, range cooker with extractor hood above, solid timber worktop over breakfast bar, integrated dishwasher, space for fridge/freezer, uPVC double glazed window overlooking rear.

## Dining Room

9'9" x 7'11" (2.98m x 2.43m)

uPVC double glazed door to rear and French doors leading onto side patio area, radiator, understairs storage cupboard.

## First Floor

Landing, access to roof space, uPVC double glazed window overlooking side, oak doors leading off.

## Bathroom

14'6" x 6'6" (4.42m x 2.0m)

Three piece modern suite comprising; panelled bath with shower above, glazed shower screen, vanity washbasin with mirror and light above, low level w.c. wall and floor tiling, ladder style heated towel rail, Xplair fan.

## Bedroom 1

11'10" x 12'0" (3.63m x 3.66m)

uPVC double glazed window overlooking front with open aspect, column radiator, exposed stained floorboards, TV point.

## Bedroom 2

11'11" x 10'6" (3.65m x 3.22m)

uPVC double glazed window overlooking rear enjoying extensive views, built in cupboard housing Worcester combi boiler for central heating and hot water, radiator.

## Bedroom 3

8'0" x 8'1" (2.46m x 2.47m)

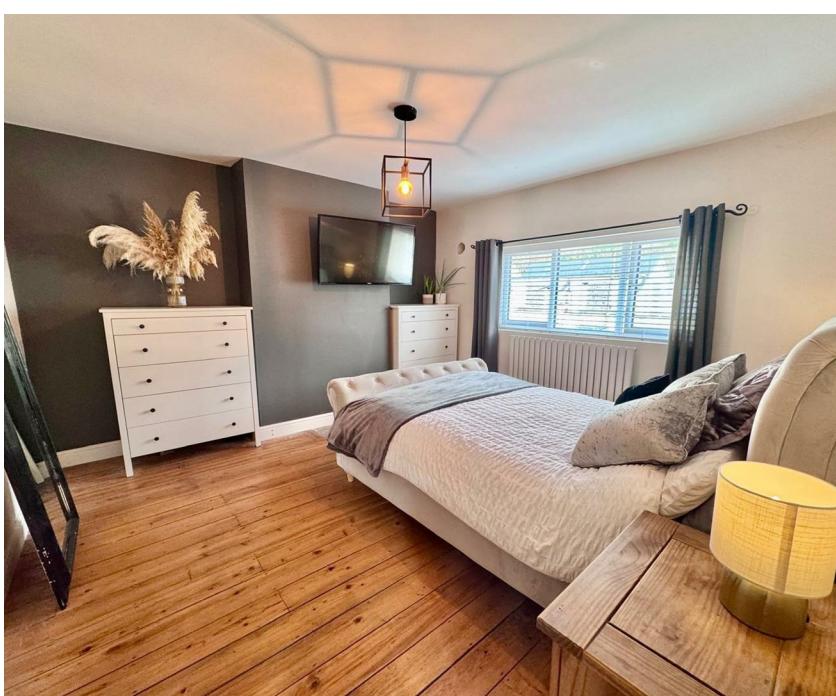
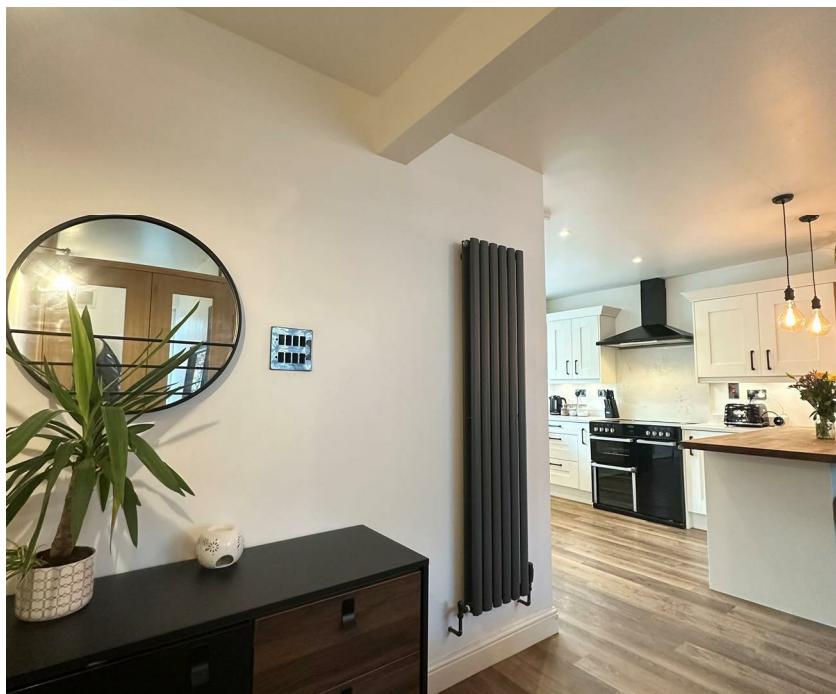
uPVC double glazed window overlooking front of property enjoying open aspect, column radiator, coved ceiling.

## Outside

The property stands in a substantial corner plot, has off road parking, private patio area, range of brick built outside stores and former w.c. utility area, large grassed gardens overlooking playing fields and views to surrounding hillsides.

## Services

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



## Agent's Note

Prospective purchasers are advised that the property lies within the Eryri (Snowdonia) National Park where, with effect from 1 June 2025, an Article 4 Direction has introduced new planning use classes for residential dwellings. A permanent dwelling is classified as Use Class C3, a second home as Use Class C5, and a short-term holiday let (lettings of 31 days or fewer) as Use Class C6. Any change of use between these classes now requires planning permission from the National Park Authority. Purchasers should make their own enquiries and satisfy themselves with regard to the planning status of the property and any future intended use.

## Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto: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.

## Council Tax Band

Conwy County Borough Council tax band - C

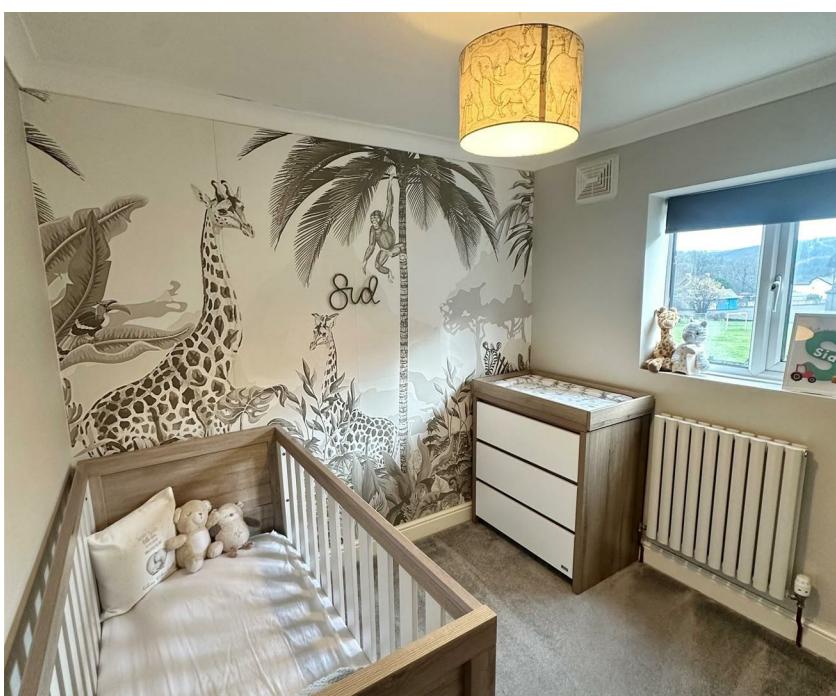
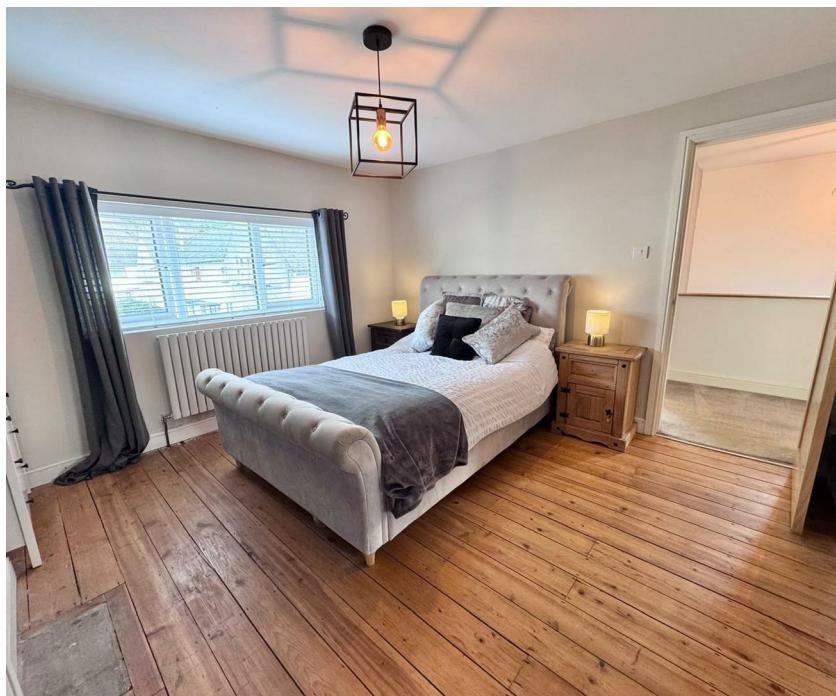
## Directions

Proceed from Betws y Coed out towards Capel Curig, turn left into Pentre Du, follow the road round by the green triangle and into the estate. Turn right and the property will be viewed in the far right hand corner.

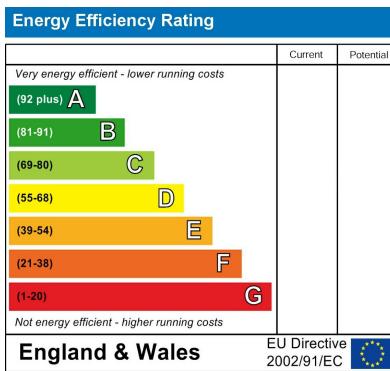
## Agents Note:

The property is subject to a Local Occupancy clause which restricts the sale to people living or working within a 30 mile radius of the property and have been doing so for a period of 3 years prior.

Full details from agent.







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 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 or 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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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