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Capel Curig Betws Y Coed LL24 0DT

£475,000

A traditional, beautifully presented double fronted home in a popular setting on the edge of Capel Curig Village in the Snowdonia National Park. Ideally situated for local walks and access to the mountains of Snowdonia.

VIEWING HIGHLY RECOMMENDED.

Tenure: Freehold. EPC Rating - F. Council Tax Band - TBC

Well maintained 4 bedroom home with en-suite bedrooms, character original features throughout, views towards Moel Siabod, garden located to rear.
Affording reception hall, lounge and dining room, sitting room, dining kitchen, utility room, landing, bedroom 1(en-suite), bedroom 2 (en-suite), bedroom 3, bedroom 4, bathroom. Door and staircase leading to attic rooms.
Central heating and uPVC double glazing.
Convenient setting on outskirts of the Village. The house is currently a successful and well established holiday let, but could also be a superb permanent family home.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

The property is set in the heart of the Snowdonia at Capel Curig on the A5, some 6 miles from Betws Y Coed and 15 miles from the University City of Bangor.

The Accommodation Affords:

(Approximate measurements only)

Entrance Hall

Double glazed front door leading to Reception Hall with column radiator, tiled floor, recessed shelving, coved ceiling, staircase leading off to first floor level.

Sitting Room

11'3" x 11'8" (3.44m x 3.56m)

uPVC double glazed bay window overlooking front of property enjoying views, cast iron fireplace surround, tiled inset, slate hearth, column radiator, oak flooring, t.v. point.

Living & Dining Room

11'4" x 24'4" (3.47m x 7.43m)

Living area with multi fuel stove, slate hearth and lintel, t.v. point, oak flooring, uPVC double glazed window overlooking front enjoying views, column radiator.

Dining area - column radiator, oak flooring, sealed unit double glazed French doors leading onto rear patio.

Dining Kitchen
12'2" x 12'2" (3.71m x 3.71m)
Feature inglenook style former fireplace housing Rayburn with slate hearth and lintel over. Fitted range of oak base and wall units with complimentary timber worktops, inset Belfast porcelain sink, integrated dishwasher, wall hung plate shelving unit, four place ceramic hob and canopy stainless steel extractor above. Black and red tiled floor, uPVC double glazed window overlooking rear, integrated fridge/freezer, walk in larder/pantry cupboard with range of shelving.

Utility Room
9'10" x 7'6" (3.0m x 2.31m)
Wall mounted electric meters, Worcester combi boiler for central heating and hot water, column radiator, plumbing for automatic washing machine and space for dryer, single drainer sink. Timber and sealed unit double glazed door leading to rear.

First Floor Landing
Spacious landing, sealed unit double glazed Velux window.

Bedroom 1
12'1" x 11'2" (3.7m x 3.42m)
Exposed floor timbers, column radiator, uPVC double glazed window to front enjoying views, t.v. point.
En-suite Shower Room with shower enclosure, tiled surround, pedestal wash handbasin, low level w.c. column radiator, shaver and light point, uPVC double glazed window.

Bedroom 2
3.44m x 3.56m
Double En-Suite with column radiator, t.v. point, uPVC double glazed window overlooking front with views.
En-Suite Shower Room, pedestal wash handbasin, low level w.c. column radiator, shaver and light point.

Bedroom 3
11'6" x 11'5" (3.51m x 3.49m)
uPVC double glazed window, column radiator, t.v. point, exposed floorboards.

Bedroom 4
11'6" x 11'10" (3.52m x 3.61m)
Exposed flooring, column radiator, uPVC double glazed window to side, t.v. point.

Bathroom

9'10" x 8'3" (3.0m x 2.52m)

Four piece suite comprising roll top bath with claw feet, antique style mixer shower tap, shower enclosure, pedestal wash hand basin, low level w.c. wall tiling, column radiator and towel rail, uPVC double glazed window.

Enclosed staircase leads to 2 attic rooms, providing storage or study area with Velux double glazed windows.

Outside

The property is situated on the edge of Capel Curig, adjacent to a popular car park which leads across the bridge at Pont Cyfyng to Moel Siabod. The property has an attractive patio area at the rear and also steps leading up to a terraced rear garden with established shrubs and plants. Unrestricted parking is available at front of property.

Viewing Llanrwst

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

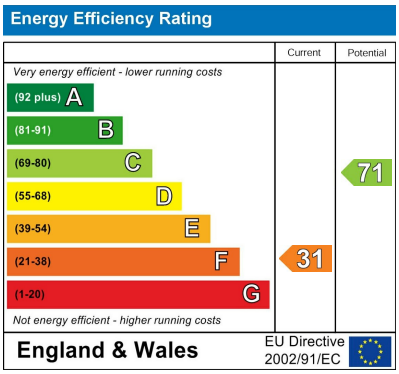
Council Tax

Conwy County Borough Council - To Be Confirmed

Directions

Agents Note:

Please note the property is currently a successful holiday let. Please ask agent for further details.



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

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