



Rhandir Cain

Betws-Y-Coed LL24 0AR

£365,000

Excellent opportunity to acquire a detached home in a sought-after central village location, combining convenience, generous accommodation and attractive open views.

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

Situated within the centre of the ever-popular village of Betws-y-Coed in a pleasant set-back position from the road, with open views to the front. The property is within comfortable walking distance of the village's excellent amenities, riverside walks and transport links, making it ideally suited as a permanent residence or family home in the Snowdonia National Park.

The accommodation is well proportioned and thoughtfully arranged, offering flexible living space over two floors.

The property benefits from a lawned front garden and driveway parking. There is an attached garage, providing excellent storage and practicality. To the rear, the garden includes a decking area, creating an attractive and manageable outdoor space for entertaining or family enjoyment.



Tel: 01492 642551

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Location

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:
Outside lighting; uPVC double glazed door leading through to:

Reception Hall:
Balustrade staircase leading off to first floor level. Double panelled radiator; coved ceiling; understairs storage cupboard with built-in electric meters. Oak doors leading off.

Sitting Room:
13'11" x 10'9" (4.26 x 3.3)
UPVC double glazed window overlooking front and side of the property with open aspect; double panelled radiator; TV point; coved ceiling; inset spotlighting. Currently used as additional bedroom.



Dining and Sitting Area:

22'3" x 10'10" (6.79 x 3.32)

Feature recessed fireplace with slate hearth and multi fuel stove; timber lintel over; coved ceiling; inset spotlighting; laminated timber effect flooring; uPVC double glazed french windows leading onto rear patio.

Rear Conservatory:

8'8" x 8'5" (2.65 x 2.59)

Laminated timber effect floor; double panelled radiator; power points; twin french doors leading onto rear patio.

Kitchen:

11'10" x 10'8" (3.61 x 3.26)

Fitted range of base and wall units with complementary worktop and breakfast bar; integrated dishwasher; 1½ bowl sink with mixer tap; wine rack; split level oven and grill; four ring hob with canopy stainless steel hood above; plumbing for automatic washing machine; wall tiling; uPVC double glazed window overlooking rear; integrated fridge freezer; inset spotlighting. Doorway leading through to garage.

First Floor

Landing:

Built-in linen cupboard; radiator; uPVC double glazed window.

Bedroom 1:

11'6" x 10'11" (3.51 x 3.33)

Plus recess for wardrobes; UPVC double glazed window overlooking front and side elevation; coved ceiling.

Bedroom 2:

11'5" x 8'11" (3.5 x 2.74)

UPVC double glazed window overlooking rear overlooking rear and side; built-in wardrobe.

Bedroom 3:

11'10" x 7'5" (3.62 x 2.27)

UPVC double glazed window overlooking front; built-in wardrobe; radiator.

Bathroom:

7'11" x 6'5" (2.42 x 1.96)

P-shaped panelled bath with shower above; vanity wash basin; low level W.C; uPVC double glazed window overlooking rear; ladder style heated towel rail and shaver point.



Outside:

The property benefits from attached car garage with automatic roller shutter door; side window and power and light connected. Tarmacadam driveway with parking and lawned front garden; additional hardstanding for parking across the driveway. To the rear of the property there is a grassed and flagged garden; timber decking; side path and also access to rear service lane.

Garage:

19'8" x 12'0" (6 x 3.67)

Window to side elevation; wall mounted boiler for gas central heating; automatic roller shutter door.

Services:

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

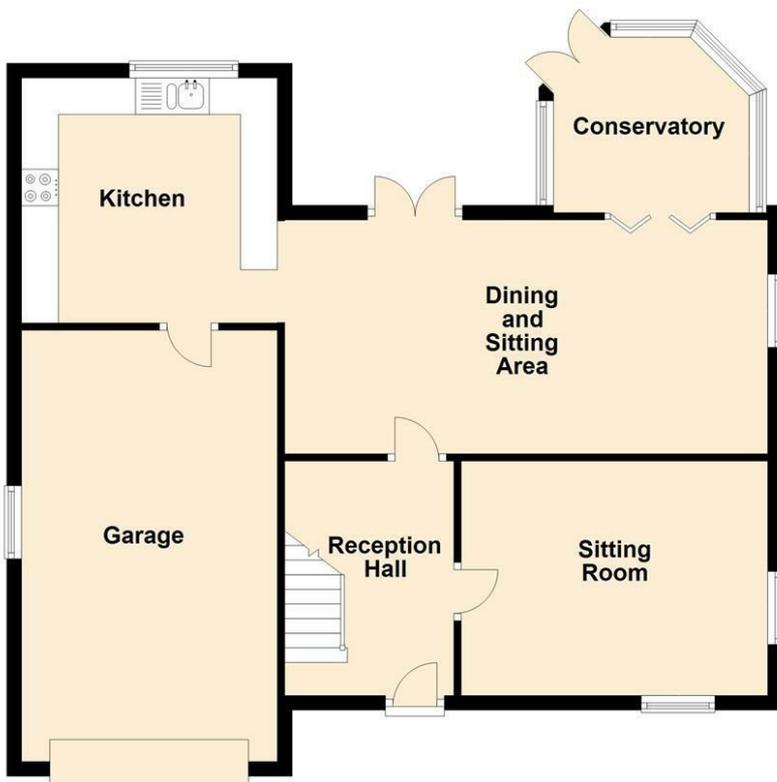
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.





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

Ground Floor



First Floor



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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