



36 Bro Gethin

Betws Y Coed LL24 0BN

£170,000

A spacious, well presented end of terrace 3 bedroom home in a popular residential estate on the outskirts of the village.

A well appointed home in a private corner setting with views over playing field. Ideal family home within level walking distance of local school, doctor surgery and playing field. Gas fired central heating and uPVC double glazing. Affording Entrance Hall, Lounge, Large Dining Kitchen, downstairs W.C and cloaks cupboard. Three First Floor Bedrooms and Shower Room. The property occupies a corner plot with wraparound garden and outside store shed. Some modernisation is required.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



Location

Betws y Coed is situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of Outstanding Natural 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)

Lounge

10'9" x 17'8" (3.29m x 5.4m)

Granite fireplace surround with side plinths, radiator, coved ceiling, sliding patio doors leading onto rear sun terrace and garden, uPVC double glazed window, TV point.

Large Dining Kitchen

15'5" x 11'5" (4.7m x 3.48m)

Kitchen - Fitted base and wall units with complementary work top, split level double oven and grill, plumbing for automatic washing machine, 4 ring gas hob, one and half bowl sink, concealed extractor, uPVC double glazed window overlooking front of property..

Dining Area - Radiator, dado rail.

Reception Hall

Double panelled radiator, understairs storage cupboard, staircase leading off to First Floor Level.

Cloakroom

Low level W.C, wash basin and uPVC double glazed window. Built-in cupboard housing Worcester combi boiler.



First Floor Level

Landing, uPVC double glazed window overlooking side, access to roofspace.

Bedroom 1

11'8" x 11'5" (3.58m x 3.48m)

uPVC double glazed window overlooking front enjoying views, TV & telephone point, double panelled radiator, built-in wardrobe.

Bedroom 2

12'5" x 8'5" (3.81m x 2.59m)

Double panelled radiator, uPVC double glazed window overlooking rear enjoying views to surrounding woodland, built-in wardrobe.

Bedroom 3

8'11" x 7'6" (2.72m x 2.3m)

uPVC double glazed window overlooking rear, double panelled radiator, views to rear.

Shower Room

7'6" x 6'0" (2.31m x 1.84m)

Wet room style shower, low level W.C, pedestal wash hand basin, double panelled radiator, built-in linen cupboard.

Outside

Property has garden to front. rear and side of property, outside store shed, flagged patio area. There is no allocated parking with the property but there is ample communal space within the estate.

Services

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

Agents Note

Please note that this property is subject to Local Occupancy restriction i.e can only be sold to persons living within 30 mile radius and having lived in the area for over 3 years. Please ask the Agent for further information.

Council Tax Band

Conwy County Borough Council Tax Band - "C"

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.

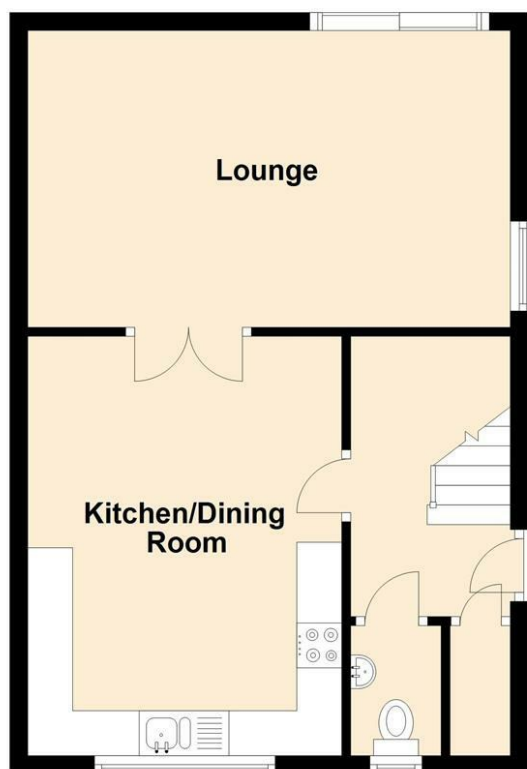
Directions

From Betws y Coed proceed out towards Capel Curig turn left just before signposted school, and follow the road around into Pentre Du passing the playing field on the right hand side, continue up to the triangle (the green), turn right and right again and follow the road to the end of the cul de sac, park the car there and walk down to the left and No 36 is last property on the right hand side of the terrace facing you.

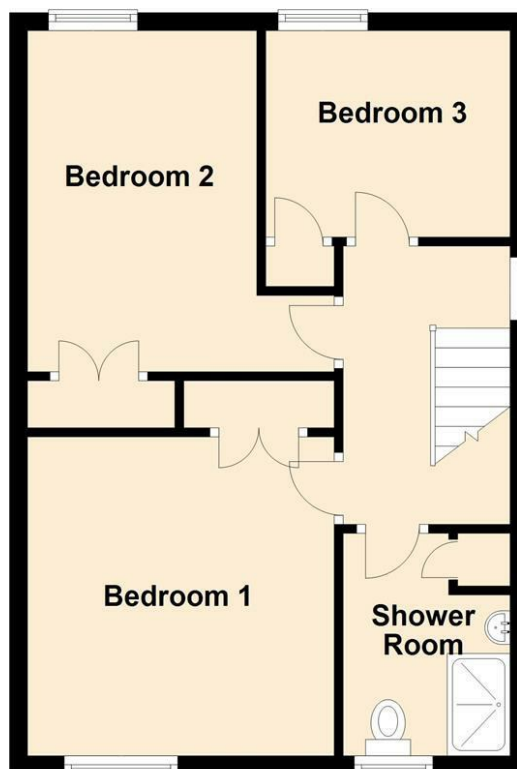


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

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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