



Tegfan Holyhead Road

Betws Y Coed LL24 0BN

£245,000

A well-presented three-bedroom character property, ideally located in the centre of the village. This double fronted cottage offers generous accommodation, a large rear garden, and is within level walking distance of village amenities and scenic riverside walks.

Tenure - Freehold. EPC rating- E. Council Tax Band - D

The property features a traditional layout with charming period elements and practical modern touches including uPVC double glazing and gas central heating. The ground floor comprises a welcoming lounge and dining room with exposed ceiling beams, a feature stone fireplace and alcove shelving, and a spacious kitchen-diner offering ample fitted units and workspace, with room for dining table. Three comfortable bedrooms, including a principal bedroom with en-suite shower room, and a separate family shower room.

Generous rear garden – offering scope for landscaping, play or seating areas, and a peaceful, private setting just moments from the village centre.



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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.

An ideal opportunity for those seeking a permanent home, or investment property in one of North Wales' most sought-after locations.

The Accommodation Affords:
(Approximate measurements only)

Entrance:

With timber and glazed door leading to:

Open Plan Lounge and Dining Room:

20'5" x 9'10" extending to 13'11" in lounge area (6.23m x 3.0m extending to 4.25m in lounge area)

Exposed beam ceilings, 2 radiators, telephone point, uPVC double glazed window overlooking front of property.

Dining area has a feature stone and slate fire surround with raised hearth, built in plinth cupboards, uPVC double glazed window overlooking front, wall lights.

Hall:

With staircase leading off to first floor level, under stairs storage cupboard.



Breakfast Kitchen:

20'1" x 9'10" reducing to 7'6" in dining area (6.13m x 3.0m reducing to 2.3m in dining area)

Radiator, timbered panelled walls, uPVC double glazed window, timber panelled ceiling, uPVC double glazed window overlooking rear, uPVC double glazed rear door. Kitchen has a range of base units with complimentary worktops, single drainer sink with mixer tap, plumbing for automatic washing machine and space for a fridge, wall tiling, window overlooking rear.

First Floor Landing:

Bedroom 1:

9'10" x 11'9" (3.0m x 3.6m)

Radiator, uPVC double glazed window overlooking front, recess alcove.

Bedroom 2:

12'5" x 10'2" (3.8m x 3.1m)

Double panel radiator, uPVC double glazed window overlooking rear garden, built-in wardrobe.

En-Suite Shower Room:

10'5" x 8'2" reducing to 4'3" (3.18m x 2.5m reducing to 1.31m)

Vanity wash basin, low level W.C, shower enclosure, radiator, uPVC double glazed window.

Bedroom 3:

9'10" x 8'6" (3.0m x 2.61m)

UPVC double glazed window.

Shower Room:

6'6" x 5'3" (2.0 x 1.62m)

Shower enclosure, low level W.C, pedestal wash hand basin, skylight window, radiator, built-in cupboard housing 'Ideal' central heating boiler.

Outside:

Property has tiered rear garden mainly grassed, with various shrubs and plants, outside seating area, lean-to store shed at rear of property.

Services:

Mains water, electricity, gas and drainage connected.

Viewing:

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

Proof Of Funds:

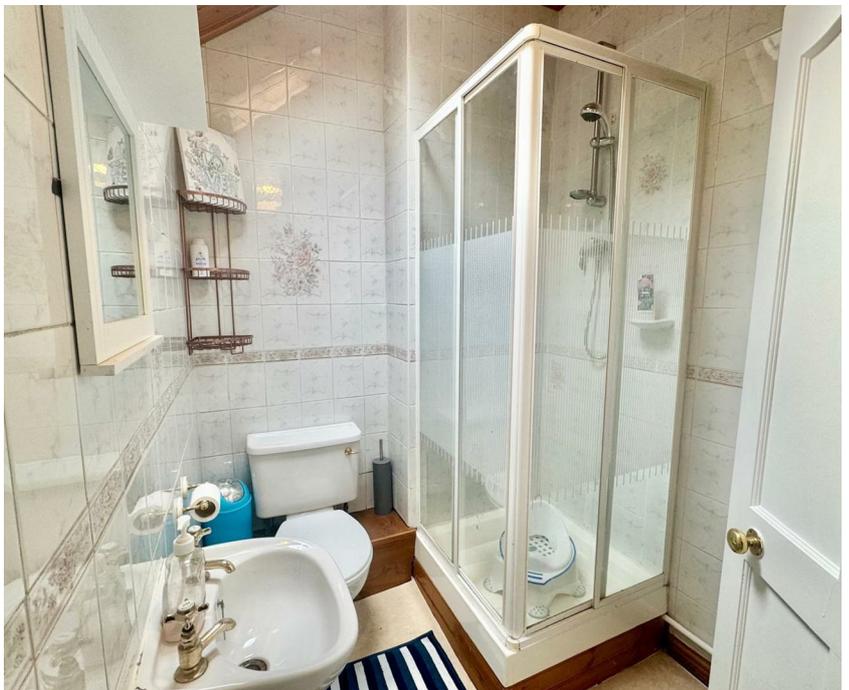
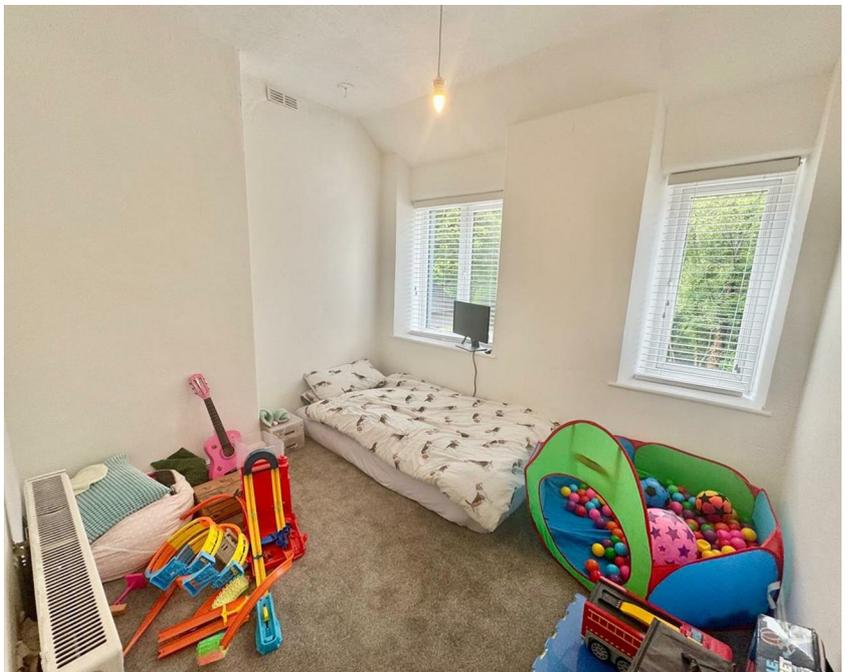
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

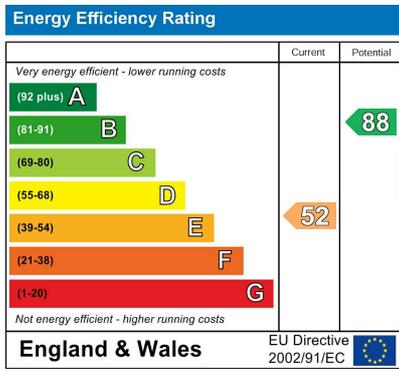
Council Tax Band:

Conwy County Borough Council tax band - D

Directions:

Proceed into the village of Betws y coed, through the village and the property is a short distance up from the Pont y Pair bridge being located on the roadside overlooking the river.





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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