



2 & 3 Gell Cottages

Pentrefoelas LL24 0TA

£169,950

A traditional stone built character cottage offering spacious accommodation in a rural setting, surrounded by open countryside and views.

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

Formerly two cottages, now combined to form one large semi detached stone cottage with original character features throughout. Occupying a rural but accessible roadside setting within 1.5 miles of Pentrefoelas village, located on the approach to the Denbigh Moors. The property has benefitted from some improvements, but full modernisation is required. Inglenook fireplaces, oil central heating, uPVC double glazing, Affording Entrance Lobby and external porch, Lounge with staircase leading up to first floor, Bedroom, rear Store, Sitting Room, Second Entrance Lobby and Shower Room, Kitchen, Landing, Dressing Room, Bedroom 1, Bedroom 2, Bedroom 3. Large rear garden, side hardstanding for parking.



Tel: 01492 642551

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





Location

The Accommodation Affords:
(Approximate measurements only)

Entrance Lobby

Tiled floor, beamed ceiling, electric meter, uPVC double glazed window to front, radiator, staircase leading off to first floor level.

Shower Room

4'9" x 4'10" (1.46m x 1.49m)

Shower, tiled surround, low level w.c. wash basin, radiator, beamed ceiling.

Kitchen

9'5" x 8'10" (2.88m x 2.7m)

Fitted base units and shelving, worktops, single drainer sink, gas (LPG) cooker point, former fireplace recess housing Worcester Bosch oil central heating boiler, uPVC double glazed window to rear, radiator.

Sitting Room

10'8" x 14'4" (3.26m x 4.37m)

uPVC double glazed window overlooking front and rear, inglenook style recessed fireplace with cast iron stove, slate lintel. Doorway leading to Lounge.

Lounge

14'2" x 12'10" maximum (4.33m x 3.93m maximum)

Feature fireplace surround, cast iron range, radiator, beamed ceiling, uPVC double glazed window to front, understairs storage cupboard. Doorway leading down to small wash room / store.



Wash Room / Store

7'10" x 5'6" (2.4m x 1.68m)

Sink and worktop.

Landing / Dressing Room

12'10" x 6'10" (3.93m x 2.09m)

uPVC double glazed window overlooking rear, shelving, radiator.

Bedroom 1

14'7" x 8'10" (4.47m x 2.71m)

Second staircase leading to bedroom 1, cast iron fireplace, radiator, uPVC double glazed window overlooking front and rear, radiator.

Bedroom 2

12'3" x 7'1" (3.74m x 2.17m)

Cast iron fireplace, window overlooking front, radiator.

Bedroom 3

9'9" x 6'10" (2.99m x 2.1m)

Radiator, door leading through to additional bedroom.

Additional Bedroom

13'1" x 7'4" (4.0m x 2.24m)

uPVC double glazed window overlooking front, radiator.

Outside

The property occupies a roadside location, surrounded by open countryside, has hardstanding to one side providing parking, but this could easily be extended to provide additional parking if required. Oil tank, sloping grass garden to rear and outside stone built store shed.

Services

Mains water and electricity are connected to the property, septic tank drainage, oil fired central heating.

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

Band C.

Directions

Proceed from the agent's office towards Betws Y Coed along the A470. Turn left by the Ty Gwyn Hotel. Proceed along the A5 for approximately 5 miles. Turn left after entering the village of Pentrefoelas onto the A543 and after approximately 3/4 of a mile the property will be viewed in the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 option must be treated as given on the same basis as these particulars.

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