



4 Castell Terrace

Tal-Y-Bont LL32 8YX

£199,950

Improved, renovated and refurbished end terrace stone cottage in popular village within the beautiful Conwy Valley.

Largely extended stone cottage offering immaculate and spacious 2 bedroom accommodation with large rear garden. Attractive kitchen and modern shower room, central heating and uPVC double glazing.

Character home refurbished by the current owners briefly affording large open plan living and dining room, kitchen, rear entrance hall, downstairs utility and cloakroom, large spacious landing with built in cupboard housing central heating boiler and storage, bedroom 1, bedroom 2, modern shower room.

The Property is currently a successful holiday let property but could also be a first time buyer or family home. Convenient level position close to local amenities.

Viewing Highly Recommended.



Tel: 01492 555500

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





Location

Pleasantly situated within the rural village of Tal y Bont in the beautiful Conwy Valley. The property is located on the outer edge of the Snowdonia National Park. Located approximately 7 miles from Conwy, approximately 6 miles from the traditional market town of Llanrwst and approximately 10 miles from Betws y Coed. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

Accommodation Affords:
(approximate measurements only)

Open Plan Living & Dining Room:

17'11" x 12'0" (5.48m x 3.66m)

Lounge with feature Adams style reconstituted stone fireplace surround with tiled inset; integral log burning stove and tiled hearth; t.v point; double panelled radiator; engineered oak flooring throughout; uPVC Georgian style window overlooking front of property; built in recessed book shelving; oak balustrade staircase leading off to 1st floor level; double panelled radiator. Dining area with beamed ceiling; uPVC window overlooking side; recessed former fireplace.



Kitchen:

7'8" x 6'6" (2.34m x 2m)

Fitted range of cream base units with oak effect worktops; stainless steel oven, 4 plate ceramic hob, canopy stainless steel and glass extractor above; uPVC double glazed window overlooking rear; inset single drainer sink with mixer tap; integrated fridge.



Rear entrance passage with oak flooring; built in storage cupboard with shelving; uPVC double glazed external rear door.

Oak door leading to:

Downstairs Utility & Cloakroom

7'1" 4'9" (2.18m 1.47m)

Worktop with plumbing and space for dryer and washing machine below; shelving above; concealed cistern w.c and vanity wash basin; radiator; uPVC double glazed window to rear.

First Floor:

Spacious landing; oak doors leading off. Built in cupboard housing wall mounted Worcester 28 CDI combi boiler for central heating and hot water. Shelving and storage space.

Bedroom 1:

12'3" x 9'10" (3.75m x 3m)

Oak flooring; deep recess built in wardrobe with oak doors; uPVC double glazed window overlooking front; radiator.



Bedroom 2:

10'10"x 7'6" (3.31x 2.29m)

Oak flooring; radiator; windows overlooking rear garden with open aspect.

Shower Room:

9'9" x 5'1" (2.98m x 1.55m)

Large shower enclosure, vanity wash basin and low level WC; radiator and ladder style heated towel rail; shaver and light point; uPVC double glazed window; inset spotlighting.



Outside:

Property has a small enclosed forecourt area off the main road; side path leading to large rear garden with large grassed area, flower and shrub borders; large timber build summer house and store shed located at the end of the garden. Outside water tap and lighting.

Services:

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

Agents Notes:

The property is currently a holiday let premises and viewing will be restricted to times when the property is vacant.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Proof of Identity:

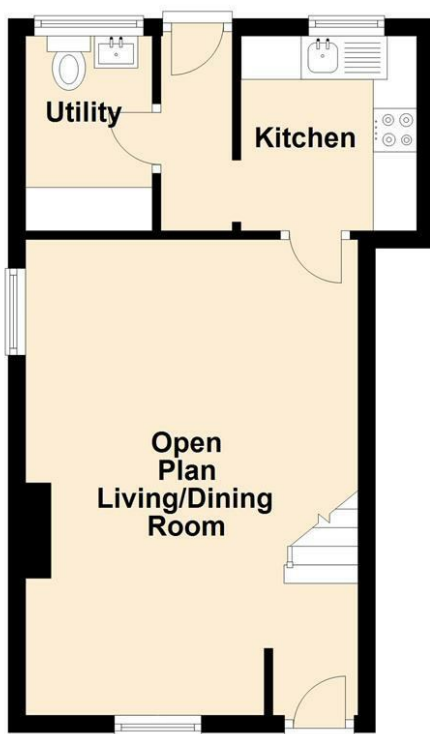
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.
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