

Llais Afon

Ysbyty Ifan LL24 0NS

£167,500





A character 2 bedroom stone cottage occupancy a picturesque rural village setting within the Snowdonia National Park.

IDEAL FIRST TIME BUYER HOME

Tenure: Freehold. EPC: F Council Tax Band: C.

Improved and upgraded 2 bedroom inner terrace cottage with the benefit of modern electrical heating system, uPVC double glazing, attractive rear small courtyard garden.

Affording: Kitchen and Reception/Dining Hall, Lounge with inglenook style fireplace and log burning stove, 2 double bedrooms and bathroom. Convenient village centre setting backing onto hillside and church yard with open views.

Inspection Recommended.

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

A beautiful village setting with countryside views from the front and rear elevation. Ysbyty Ifan is a small rural village situated approximately 2 miles from the main A5 road and 6 miles from the tourist resort of Betws y Coed.

The Accommodation Affords:

(Approximate measurements only)

Lounge:

14'9" x 9'10" (4.52m x 3m)

Radiator; TV point; wall lights; two uPVC double glazed windows overlooking front; Feature inglenook style fireplace with large slate lintel, log burning stove, slate tiled hearth; built-in and housing modern electrical heating unit which provides for central heating and water.

Receptio/Dining area

9'9" x 9'7" (2.99m x 2.94m)

uPVC double glazed window and door to front elevation; radiator; floor tiling; staircase leading off to first floor level; telephone point; fitted base and wall cupboards with through passage way to:

Kitchen:

9'10" x 5'0" (3m x 1.54m)

Fitted range of base and wall units with complementary worktops; single drainer sink with mixer tap; plumbing for automatic washing machine; electric cooker point; glass and stainless steel canopy extractor above; wall tiling; spotlights; tiled floor; built-in store and electric meter cupboard; uPVC double glazed window to rear; composite uPVC double glazed stable door to outside.

First Floor

Small Landing





Bedroom 1:
14'9" x 9'7" (4.5m x 2.94m)
uPVC double glazed window overlooking front and rear with views over church yard to surrounding countryside; radiator.

Bedroom 2:
9'8" x 6'6" (2.95m x 2m)
uPVC double glazed window overlooking front; radiator. Built in raised/cabin bed (this can be removed if required).

Bathroom:
9'9" x 5'0" (2.98m x 1.53m)
Three piece suite comprising panelled bath, pedestal wash hand basin and closed couple WC; uPVC double glazed window to rear; built-in cylinder cupboard and additional storage cupboard with recessed shelving; ladder style heated towel rail.

Outside:
Enclosed rear courtyard garden; flagged seating area; rear stone boundary wall; timber garden store shed; right of way access leading across to neighbouring property. Outside lighting.

Services:
Mains water, electricity and drainage are connected to the property. Hot water supplied by immersion heater.

Council Tax Band:
Band C.

Viewing Llanrwst
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

Agent's Note
The property is situated within Eryri National Park and is understood to fall within Use Class C3 (main residence). Under the Article 4 Direction, planning permission is required for a change of use to a second home (C5) or short-term holiday let (C6). Prospective purchasers should make their own enquiries with the National Park Authority.
The Direction has been in force since 1 June 2025.

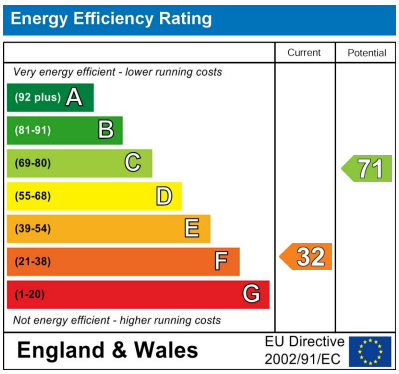
Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such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

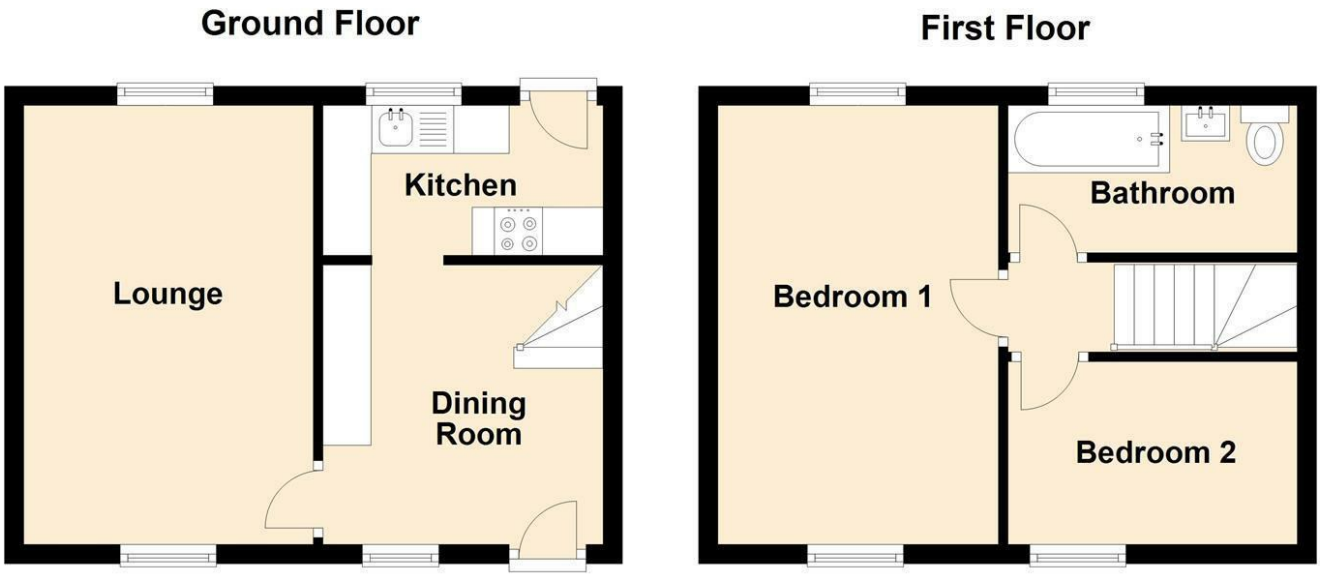
Directions:
Proceed from the A5 signposted Ysbyty Ifan, on approaching the village take a left over the hump back bridge and the property wll be viewed just after the village hall and the church on the left hand side.











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 arrising 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 option must be treated as given on the same basis as these particulars.

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