



## Bodlondeb Pentrefelin

Betws Y Coed LL24 0BB

£395,000

An immaculately presented and recently restored 17th Century double fronted character cottage occupying a popular and most pleasant setting within the picturesque village of Betws y Coed in the Snowdonia National Park

Extended and sympathetically upgraded, retaining its original charm and character and ideally suited as either a comfortable and spacious family home, excellent holiday let cottage or Bed & Breakfast premises. Affording: Ground Floor Spacious Entrance Porch, Attractive Kitchen, Living Room, Sitting Room (or Dining Room), downstairs En-suite Bedroom. First Floor Bed 1 (En-suite Bathroom), Bed 2, Bed 3, Bed 4, Family Bathroom. Attractive rear garden with decked seating area enjoying views. Bodlondeb is believed to be one of the oldest properties in the village and was a former Coaching Inn known at the Miners Inn.



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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.

### Accommodation:

The accommodation affords: (approximate measurements only)

Arch front door with leaded glass leading to :

### Living Room:

17'11" x 13'10" (5.47m x 4.23m)

Feature inglenook style fireplace with raised hearth; coved ceiling; leaded window overlooking front; double panelled radiator; TV and telephone point; balustrade staircase leading off to first floor level; understair storage cupboard; 15 unit glazed door leading through to:



**Sitting Room (Currently used as Bedroom):**

13'10" x 13'5" (4.23m x 4.11m)

Featured recessed inglenook style fireplace with timber lintel over; slate hearth; dado rail; open rafter ceiling; double panelled radiator; leaded window overlooking front; timber and glazed door leading to rear dinging room.



From Living Room 15 unit glazed door leading to:

**Dining Kitchen:**

13'10" x 10'11" (4.23m x 3.33m)

Fitted range of base and wall units with complimentary oak worktops; single drainer porcelain sink with mixer tap; radiator; breakfast bar; four ring gas hob with Bosch glazed and stainless steel extractor above; split level double oven and grill; integrated microwave; space for fridge freezer; tiled floor; space for dining table; double glazed window overlooking side of property. Timber and glazed door leading through to:

**Side Entrance Porch and Utility Area:**

6'11" x 8'0" (2.13m x 2.44m)

Timber and glazed stable front door and double glazed window to rear: plumbing and space for automatic washing machine and dryer; timber and glazed door leading to rear outside garden.



From Kitchen:

**Dining Room:**

10'5" x 10'4" (3.19m x 3.15m)

Extending to 5.51m to include:

**Shower Room:**

Wet room style shower with glazed screen; pedestal wash hand basin; low level WC; extractor fan; double glazed window to rear.

**First Floor**

**Split Landing:**

**Bedroom 1:**

13'10" x 11'0" (4.22m x 3.36m )

Double panelled radiator; coved ceiling; dado rail; uPVC double glazed leaded window to front elevation.

**En-suite Shower Room:**

Shower enclosure; pedestal wash hand basin; low level WC; brick effect tiling; extractor fan; wall mounted light and shaver point.



### Bedroom 2:

13'11" x 11'0" (4.25m x 3.36m )

Sash window overlooking side of property; dado rail; double panelled radiator; built-in boiler cupboard with boiler and high pressure hot water cylinder providing hot water at pressure throughout the house.

### Bedroom 3:

11'3" x 17'10" (3.43m x 5.45m)

Vaulted ceiling; velux windows providing ample lighting; uPVC and timber double glazed windows to rear; uPVC double glazed door leading on to rear garden.; spotlighting; double panelled radiator.

### En-suite Bathroom:

Panelled bath with shower above; shower screen; pedestal wash hand basin; low level WC.

### Bedroom 4:

10'9" x 13'11" (3.29m x 4.25m)

Leaded window overlooking front of property; double panelled radiator.

### Bathroom:

3 Piece suite comprising panelled bath with shower above, low level WC, pedestal wash hand basin; chrome heated towel rail; wall tiling; shaver and light point; open rafter ceiling.

### Outside:

Property benefits from side hardstanding parking for 2 vehicles also access to raised grassed garden at upper level at rear.

### Services:

Mains water, electricity, gas and drainage are connected to the property. Gas 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](mailto:enq@iwanmwilliams.co.uk)

### Council, Tax:

### Directions:

Proceed into the village of Betws y Coed from the direction of Llanrwst, continue through the village and turn right over the Pont y Pair bridge and continue right back towards Llanrwst along the old road and the property will be viewed a short distance along on the left hand side being visible from the road.

### 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



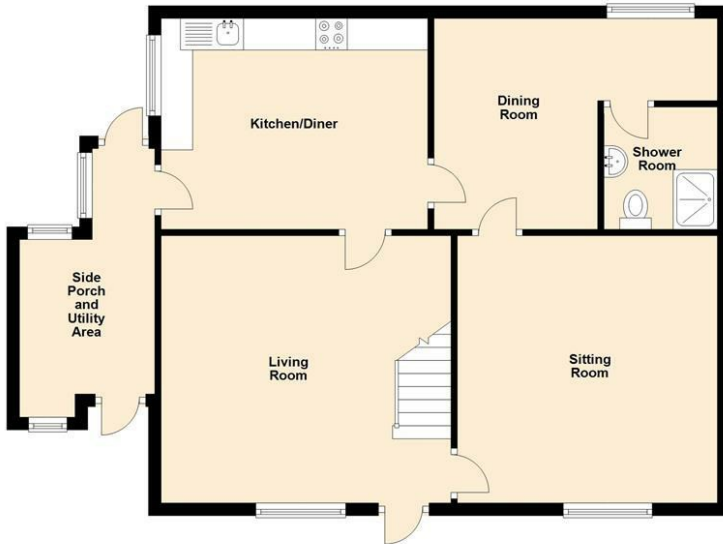


all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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## Iwan M Williams Estate Agents

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