



# Llwyn Onn

Capel Curig LL24 0EB

£145,000

A deceptively spacious 3 bedroom chalet bungalow occupying a semi rural hamlet setting on the outer edge of Capel Curig enjoying extensive countryside views.

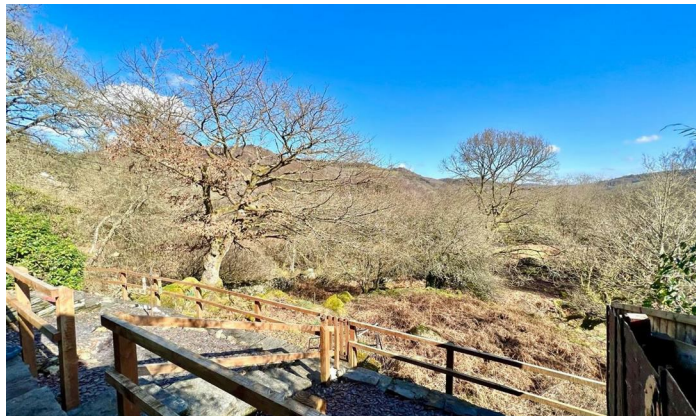
Situated within 300 yards of the start of a popular trek to the summit of Moel Siabod. This chalet bungalow offer spacious comfortable accommodation together with garage for safe storage and parking.

uPVC double glazing and log burning stove; rear enclosed glazed veranda enjoying extensive countryside views.

Affording; large open plan lounge, kitchen, shower room, 3 bedrooms and rear enclosed glazed veranda, outside terrace garden - ideal for hot tub to take in the valley views.

The property is not suitable for mainstream lending purposes.

Viewing Recommended.



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







## Location

### Location:

Capel Curig is a picturesque hamlet located in the stunning Snowdonia National Park. The village benefits from close proximity to all outdoor pursuits just as walking, mountain biking and climbing.

### The Accommodation Affords: (Approximate measurements only)

#### Kitchen:

13'9" x 5'11" (4.2m x 1.81m )

Fitted range of base and wall units with complementary worktops; single drainer stainless steel sink; shelving; space for gas cooker; space for fridge; tiled flooring; decorative wall tiling; timber and glazed windows overlooking front and side elevation; wall mounted cupboard housing electrics consumer unit.

#### Shower Room:

5'11" x 5'0" (1.82m x 1.54m )

Three piece suite comprising corner shower enclosure with sliding glazed doors; electric shower; pedestal wash basin; low level W.C.; extractor fan; frosted uPVC double glazed window; wall mounted medicine cabinet; wall and floor tiling.

#### Lounge/Dining Room:

23'1" x 13'10" (7.04m x 4.24m )

Central recessed fireplace with inset multi fuel stove with tiled hearth and wooden lintel; timber effect flooring; coved ceiling.





### Enclosed glazed veranda:

29'8" x 5'7" (9.05m x 1.72m )

Floor to ceiling uPVC double glazed windows with sliding door leading out onto rear garden; tiled flooring; telephone point; views to surrounding hillsides.

### Bedroom 1:

13'6" x 9'10" (4.14m x 3.0m)

UPVC double glazed window overlooking rear; access to roofspace; timber effect flooring; coved ceiling; telephone point.

### Bedroom 2:

11'10" x 6'6" (3.61m x 2m)

UPVC double glazed window; coving; integrated wardrobe with shelving and clothes rail; cupboard housing boiler.

### Bedroom 3:

9'10" x 5'10" (3.02m x 1.8m )

Coved ceiling; uPVC double glazed window overlooking front; timber effect flooring.

### Outside:

Off road parking area and hard-standing to front; tiered rear slate garden with partly paved seating area enjoying views.

### Garage:

Block built large garage and store - ideal for outdoor gear storage including secure storage for mountain bikes.

### Directions:

Proceed into the village of Capel Curig from Betws y Coed and the property will be viewed a 1/4 mile into the village on your left hand side.

### 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.

### 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:

Conwy Council Tax Band: B.

### Agents Note:

Please note that the property is of a non-traditional construction therefore it is unsuitable for mainstream lending purpose. The buyer must have available cash or secured alternative source of lending (for example re-financing of existing home etc)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Ground 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.

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.

## Iwan M Williams Estate Agents

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

