



Cae'r Arba

Pentrefoelas LL24 0LG

£250,000

A traditional double-fronted stone built house with slate roof, set in a delightful countryside setting within a mile of the village of Pentrefoelas and only a short distance from the A5 main road.

Ideal opportunity for those seeking a renovation project.

The property enjoys superb countryside views, set in good size gardens with boundary stone walls, front forecourt and side driveway leading to a timber and corrugated garage/shed.

The property is in need of a comprehensive programme of upgrading and modernisation but retains character features and benefits from uPVC double glazing. Briefly comprising : entrance hall leading to front sitting room, second sitting/dining room, rear kitchen with base units, and rear porch providing access to the outside. To the first floor are three double bedrooms and bathroom.



Tel: 01492 642551

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



Location

Situated within the rural community of Pentrefoelas on the edge of Snowdonia National Park, the location combines village charm with easy access to Betws-y-Coed, Llanrwst, and the A5 road network.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Hallway

Staircase leading off to first floor level.

Lounge

Tiled fireplace, coved ceiling, double glazed window overlooking front enjoying open aspect.

Sitting Room

Double glazed window overlooking front enjoying views, timber flooring, fireplace and hearth, built-in alcove cupboard, night storage heater.

Rear Kitchen

Single drainer sink and base cupboards, sash window to rear elevation.

Utility Room

Fireplace surround, base cupboards, sash window overlooking rear of property.

Rear Entrance Porch



First Floor Landing

Bedroom 1

Double overlooking front enjoying views, night storage heater.

Bedroom 2

Double overlooking front enjoying views.

Bedroom 3

Double overlooking rear garden.

Bathroom

Three piece suite.

Outside

Garden to front of property with central path leading to front door, covered front entrance, side driveway providing ample off road parking, timber and corrugated former shed/workshop, sizeable rear garden with walled boundary, lean-to outside store shed.

Services

Mains water and electricity are connected to the property.

Viewing

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.

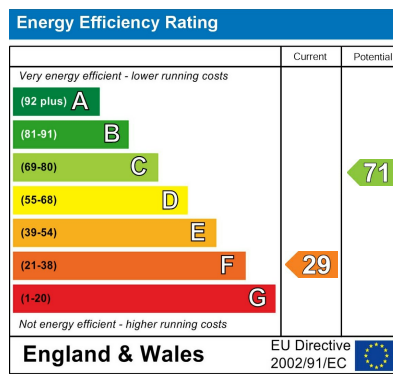
Council Tax

Band E.

Directions

From Pentrefoelas, one can either access the property by entering over the bridge into the village and continue past the school on the right hand side and continue to the end of the road and bare left and continue for approximately 1.5 miles and the property will be viewed on the left hand side. Alternatively, one can continue along the A5 towards Cerrigydrudion for approximately 1.5 miles, turn right towards The Giler Arms at Glanrhyd, turn right, over the bridge and continue past the Giler Arms on your right, continue back towards Pentrefoelas and the property will be viewed on the right hand side, approximately half a mile further down.





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.

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