

Ardwyn Holyhead Road

Betws Y Coed LL24 0BN

£395,000

A deceptively spacious, beautifully presented three / four bedroom detached residence, occupying a large, level plot on the outskirts of the village, enjoying a pleasant semi-rural setting while remaining conveniently close to local shops, amenities and popular countryside walks.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC Rating D. Council Tax Band - D





The property has been extensively refurbished and renovated in recent years to a high standard throughout, offering well-proportioned and versatile accommodation ideally suited to family living or those seeking space and flexibility.

The property occupies a particularly attractive, level plot, with large lawned gardens to front, side and rear. The rear garden benefits from a patio seating area, ideal for outdoor dining and relaxation, and enjoys pleasant woodland and countryside views. A driveway provides ample off-road parking, leading to a detached garage.

FREEHOLD EPC - D COUNCIL TAX - D

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Location

Betws Y Coed is situated within the Snowdonia National Park, surrounded by woodland and forest in a area of outstanding national beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby.

Comprising reception hallway with staircase rising to first floor bedroom, spacious fitted kitchen and dining area, which enjoys views over the rear garden and provides an excellent everyday living and entertaining space, dining room, which could easily be utilised as a fourth bedroom if required, lounge with feature fireplace, bedroom 2 with en-suite shower room, bed 3, modern family bathroom.

Accommodation affords:
(Approximate measurements only)

Reception Hall
Laminated timber-effect floor, balustrade and spindle staircase leading off to first floor level, double panelled radiator, window to side elevation, composite double glazed front door. Oak door leads to inner hallway.

Hallway
Hallway with radiator and skylight window.

Living Room
12'4" x 10'3" (3.76 x 3.14)
Box bay window looking over the front with views, recess with light and display area, picture rail and coving; gas log effect cast iron stove, slate hearth, double panelled radiator, TV point.

Dining Room
10'3" x 11'11" (3.13 x 3.64)
Box bay window overlooking front with side recess display, feature timber fireplace surround, raised hearth, double panelled radiator, picture rail and coving, views overlooking front elevation (This could alternatively used as a fourth bedroom).





Kitchen

Impressive vaulted ceiling with large velux windows allowing ample daylight and also corner glazing in dining area. Fitted range of modern gloss base and wall units with granite style worktops, five ring induction hob with stainless steel canopy extractor above; inset lighting; 1½ bowl sink with mixer tap; wall tiling; 'Hotpoint' double oven and grill; integrated washing machine; integrated fridge freezer and dishwasher; wall TV point; French windows and corner glazing overlooking rear garden.

Built in Broom and Storage Cupboard:

Inset spotlighting.

Bedroom 1

13'9" x 7'11" (4.21 x 2.42)

Extending into En-Suite Shower Room. Built-in wardrobes and overhead units; recess for bed; side double glazed french doors leading onto rear garden; double panelled radiator. En-Suite Shower Room: Large walk in shower; pedestal wash hand basin; low level W.C; floor and wall tiling; inset spotlighting; extractor fan.

Bedroom 2

10'3" x 9'10" (3.14 x 3)

UPVC double glazed window overlooking rear, double panelled radiator, modern fitted wardrobe with sliding doors.

Family Bathroom

Three piece suite comprising P-shaped bath; pedestal wash hand basin; low level W.C; heated towel rail; wall and floor tiling; uPVC double glazed window overlooking rear.

First Floor

Bedroom 3

11'3" x 19'2" (3.43 x 5.86)

Window overlooking front and rear elevation with views; double panelled radiator; inset spotlighting; radiator.

Outside

The property occupies a large plot with tarmacadam driveway leading to single car garage with twin timber doors and rear personal doors; large parking and turning area; flagged patio to the rear; beautiful lawned gardens to front, side and rear with variety of shrubs and borders.

Services

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

Council Tax Band

The property is a Council Tax Band - D

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions

Proceed through the village of Betws Y Coed along the A5 in the direction of Capel Curig, passing the Crosskeys on the left hand side and Bod Gwynedd Guest House and the property will be viewed on the left hand side between Bod Gwynedd and Glenwood. Agents board outside.

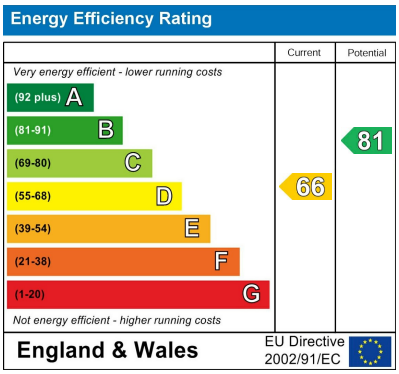
Proof Of Funds

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.











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