



Creigiau. Holyhead Road
Betws-Y-Coed LL24 0BY



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£525,000

A substantial, individually designed detached residence, constructed in the late 1980s, occupying a generous level plot within a highly popular residential area of Betws-y-Coed, in the Snowdonia National Park.

VIEWING HIGHLY RECOMMENDED.

Tenure: Freehold. EPC Rating - C. Council Tax Band - TBA.

The property offers spacious and versatile accommodation, an ideal family home, well positioned within convenient walking distance of the village amenities.

The accommodation is centred around a striking reception hall with turn staircase and galleried landing. To the ground floor is a comfortable lounge enjoying garden views, a large modern dining kitchen forming the heart of the home, together with a rear conservatory providing additional living space overlooking the gardens. There is also a useful utility room, rear shower room and a ground floor bedroom with en suite facilities, ideal for multi-generational living or guests.

To the first floor are further 2 or 3 bedrooms, including a principal bedroom with en suite shower room, together with a well appointed family bathroom.

Gas fired central heating, hardwood double glazed windows and an integral garage providing secure parking and storage.



Location

Betws y Coed is situated within the Snowdonia National Park and is surrounded by forests and rivers. It is considered an AONB, an Area of Outstanding Natural Beauty. Creigiau is on the west side of the village opposite the Afon (river) Llugwy, approximately 1 mile from Swallow Falls and 20 minutes drive from Snowdon.

Business opportunity

The property is currently a successfully operated holiday letting business - C6 Planning classification, providing a strong and proven income stream. The property may be sold for this purpose if required, with the option to purchase the contents by separate negotiation.

Covered Front Entrance

Timber and glazed door and side panelling leading to internal entrance lobby.

Internal Entrance Lobby 4'9" x 6'5" (1.47m x 1.96m)

Attractive tiled flooring, coved ceiling, 15 unit glazed door and side panelling leading to reception hall.

Reception Hall 15'1" x 21'2" maximum (4.62m x 6.46m maximum)

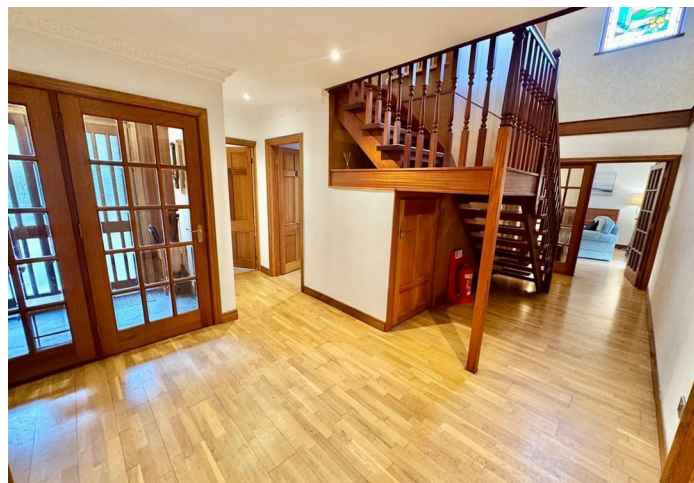
'L' shaped, impressive balustrade turn staircase leading off to first floor level with vaulted over stairs ceiling and leaded and stained glass window at upper level. Engineered oak flooring, double panel radiator, understairs storage cupboard, cloaks cupboard, twin timber and glazed doors leading through to Lounge.

Lounge 19'1" x 13'9" (5.84m x 4.21m)

Feature fireplace surround, two radiators, sash double glazed windows overlooking front of property enjoying open aspect, TV point, coved ceiling, sliding hardwood double glazed doors leading to rear Conservatory.

Rear Conservatory 7'9" x 10'2" (2.38m x 3.12m)

Laminated floor, poly carbonate roof, twin French doors leading onto rear garden.



Dining Kitchen 14'5" x 23'3" (4.41m x 7.11m)

Fitted range of modern base units with granite worktops, plumbing for dishwasher, 1.5 bowl sink with mixer tap, integrated stainless steel Bosch oven, space for fridge, four plate ceramic hob, canopy glass and stainless steel extractor hood above, attractive wall tiling, inset spot lighting, coved ceiling, sealed unit double glazed hardwood window to rear. Peninsular breakfast bar and base units, sub dividing from dining room with twin aspect sash hardwood double glazed windows overlooking rear and side, 1 single and 1 double radiator, coved ceiling, inset spot lighting. Doorway leading through to rear entrance and downstairs shower room.

Downstairs Shower Room 10'2" x 9'10" (3.12m x 3.0m)

Shower with glazed screen and electric shower unit, low level w.c. pedestal wash handbasin, ladder style heated towel rail, wall tiling, double glazed window.

Utility area

Worktop, plumbing for automatic washing machine, space for dryer above, cloak hooks, radiator, timber and glazed rear door, inset spot lighting.

Downstairs w.c.

Low level suite, vanity wash basin, half tiled walls.

Downstairs Bedroom 1 16'4" x 10'5" (5.0m x 3.19m)

Fitted range of wardrobes and dressing units, large mirror and inset spot lighting, radiator, two sash double glazed windows overlooking front, coving, TV point.

En-Suite Shower Room (1.55m x 2.23m) - Walk in shower with glazed screen, low level w.c. pedestal wash handbasin, wall mounted mirror and light unit, wall tiling, ladder style towel rail, shaver point.

First Floor

Spacious galleried landing, radiator, coved ceiling, inset spot lighting, walk-in storage linen cupboard (1.91m x 3.5m), sealed unit double glazed window overlooking rear, eaves storage cupboard that would make an ideal home study or small bedroom.

Bedroom 2 13'10" x 17'6" (4.22m x 5.35m)

Built in wardrobe with sliding mirror doors, radiator, TV point, sash double glazed window overlooking front.

En-suite Shower Room (2.0m x 1.93m) - corner shower enclosure, pedestal wash handbasin, concealed cistern w.c. with granite worktop over, inset spot lighting.

Bedroom 3 10'8" x 10'7" (3.27m x 3.23m)

Two sash double glazed hardwood windows overlooking front enjoying open aspect and views, built in wardrobes, dressing table with inset mirror and lighting, coved ceiling, TV point, radiator.



Family Bathroom 9'8" x 8'3" maximum (2.97m x 2.53m maximum)

Four piece suite comprising; large shower enclosure with sliding door, panelled bath, low level w.c. vanity wash basin with mirror above, inset spot lighting, fully tiled walls, vaulted ceiling with large Velux style window, radiator.

Outside

Creigiau stands in attractively landscaped and well maintained gardens, offering a good degree of privacy, enjoying a pleasant outlook, with level lawned areas, established shrubs and seating areas ideal for outdoor enjoyment.

Level gardens, patio area, timber garden store shed/summer house.

Integral Car Garage 19'5" x 9'8" (5.92m x 2.96m)

Rear utility area, base units with 2 bowl sink and drainer, mixer tap, space for fridge/freezer, wall mounted Worcester central heating boiler, sealed unit double glazed window to side elevation, automatic up and over door, electric meters, door leading to rear entrance hallway.

Services

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

Agents Note

This is a timber framed house - built by a reputable local builder for his family's own occupation.

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

To be confirmed.



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



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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