# Bron Heulog

Capel Garmon LL26 0RW

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

# Bron Heulog

Capel Garmon LL26 0RW

£289,500

An immaculately, recently extended renovated and re-modelled country stone cottage in a popular Snowdonia village.

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

Bron Heulog is a stunning double fronted stone cottage which has been totally renovated and extended over the last 18 months. Located in a prominent village setting, enjoying open front aspect with views extending towards the Snowdonia mountain range.
UPVC double glazed windows and central heating. Affording covered entrance, lounge with feature fireplace, sitting/dining room with feature fireplace and oak and glass staircase leading off, modern beautifully fitted kitchen, bathroom, 2 double bedrooms and w.c. Parking, garden and store shed.

VIEWING HIGHLY RECOMMENDED

# Location

## The Accommodation Affords:
(Approximate measurements only)

### Covered Oak Front Entrance
Open entrance porch with composite double glazed front door leading to open plan downstairs sitting room and kitchen.

### Sitting Room and Kitchen 27'1" x 10'7" (8.27m x 3.23m)
Sitting area with recessed inglenook style fireplace with slate lintel, uPVC double glazed window overlooking front, inset spotlighting, cantilever glass and oak open tread staircase leading off to first floor level. Underfloor heating.

### Lounge 14'4" x 11'11" (4.39m x 3.64m)
Feature inglenook style stone fireplace with slate lintel, underfloor heating, uPVC double glazed window overlooking front enjoying views.

### Kitchen
Vaulted ceiling, fitted range of modern base and wall units with complimentary worktops, integrated oven, 4 plate ceramic hob, single drainer sink with mixer tap, dishwasher and automatic washing machine, integrated fridge/freezer, composite double glazed side door, Velux sky light windows.

### Bathroom 11'6" x 5'10" (3.53m x 1.78m)
Luxury four piece suite comprising shower enclosure, panelled bath, built-in vanity wash hand basin, low level w.c. uPVC double glazed window to rear. Built-in cupboard housing cylinder with expansion tank.

### Landing
With upstairs w.c. (1.61m x 1.32m). Low level w.c. and vanity hand wash basin.

### Bedroom 1 14'6" x 11'5" (4.42m x 3.5m)
Vaulted ceiling, double panelled radiator, uPVC double glazed window, inset lighting.

## Bedroom 2 15'1" x 8'1" (4.62m x 2.48m)
uPVC double glazed window overlooking front enjoying views, vaulted ceiling, double panelled radiator, inset spot lighting.

## Outside
The property has a tarmac driveway which leads to hardstanding for parking, grassed front garden, flagged patio, small rear courtyard area with outside seating. Timber garden store shed.

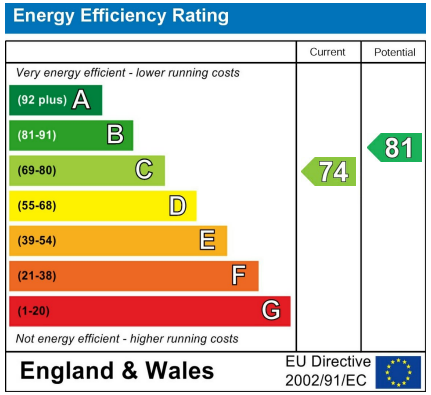
## Services
Mains water, electricity and drainage are connected to the property.

## Viewing Llanrwst
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
Conwy County Borough Council Tax Band - D

## Directions
Into the village of Capel Garmon, pass the school on the left, bare right by the Church and immediately left to the front of The White Horse, continue past the White Horse Inn and the property will be viewed on the left hand side.



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