



2 Railway Cottages

Betws-Y-Coed LL24 0AG

£289,500

A charming former railway cottage offering well-presented accommodation in a convenient setting, within easy walking distance of the village centre and its range of local shops and services.

Tenure: Freehold. Council Tax Band - TBA. EPC - B

The cottage has been extended over two levels to the rear, providing spacious and comfortable accommodation which has been well maintained throughout. The property benefits from double glazing and central heating, together with a modern fitted kitchen and contemporary bathroom facilities.

Small forecourt garden to the front and a yard to the rear. In addition, a particularly valuable feature of the property is the substantial garden and parking area located a short distance from the house. This level plot provides excellent off-road parking together with a generous lawned garden area, offering further outdoor space with a variety of potential uses.

The property occupies a convenient position close to the centre of the village, allowing easy access to local amenities while also being ideally placed to enjoy the surrounding scenic countryside and attractions of this popular tourist area.



Tel: 01492 642551

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



Location

Located in a popular tourist area and surrounded by attractive countryside, the property combines traditional character with modern comforts.

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.

Viewing is recommended to fully appreciate the character, location and additional outdoor space that this appealing cottage has to offer

Front Entrance Hallway:

10'7" x 12'4" (3.23 x 3.76)

Staircase leading off; double panelled radiator; uPVC double glazed front door.

Living Room:

10'7" x 12'4" (3.23 x 3.76)

Double panelled radiator; 'Adam' style fireplace with cast iron and tiled inset; tiled hearth; dado rail; TV point; wall lights; uPVC double glazed Georgian style window overlooking rear; understairs walk-in storage cupboard.

Archway to:



Front Dining Area:

11'10" x 11'4" (3.62 x 3.46)

UPVC double glazed french windows leading onto front patio; coved ceiling; 'Adam' style fireplace surround with cast iron and tiled inset; dado rail; wall lights.

Kitchen:

12'0" x 8'2" (3.66 x 2.51)

Fitted range of cream base and wall units with beech worktops; integral dishwasher, washing machine, fridge and freezer; built-in cupboard housing 'Worcester' combi boiler for central heating and hot water. Integral stainless steel oven with ceramic hob and stainless steel canopy extractor above; Belfast style sink with antique mixer tap; uPVC double glazed window and door to rear; floor tiling; double panelled radiator.



FIRST FLOOR - Landing:

Velux window.

Bedroom No 1:

11'8" x 8'9" (3.56 x 2.69)

Fitted range of bedroom units including wardrobes and bedside units; uPVC double glazed window overlooking rear; double panelled radiator.

Bathroom:

Spacious four piece modern suite comprising 'Whirlpool' bath; large shower enclosure with oversized contemporary shower head; attractive modern washbasin with granite worktop and washbowl; low level WC. Granite windowsill and shelving in recessed surround; wall lights; fully tiled walls and floor; ladder style heated towel rail.



Bedroom No 2:

10'6" x 7'1" (3.22 x 2.16)

Double panelled radiator; laminated timber effect floor; uPVC double glazed window overlooking front with views; built-in wardrobe.

Bedroom No 3:

8'0" x 7'6" (2.45 x 2.3)

UPVC double glazed window overlooking front with views; double panelled radiator; laminated timber effect floor; recessed wardrobe.

Outside:

Small enclosed front garden which has been flagged and offers ideal seating area overlooking railway and the miniature railway park views towards open countryside. To the rear of the property there is a block built store ideal for storage of bikes. Fuel store area; outside lighting. A small distance away from the house there is a large parking area for several vehicles and large well maintained garden.



Services:

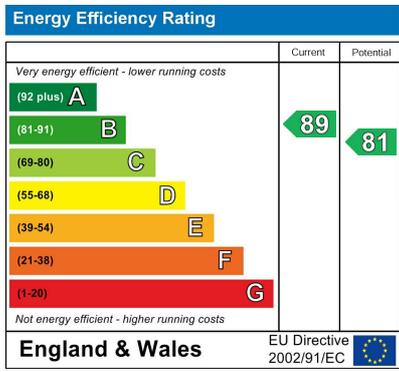
Mains water, electricity, gas and drainage are connected to the property.

Directions:

Into the village of Betws y Coed, turn right towards the Railway Station and the property will be viewed to the rear of the Log Cabin and No 2 is located overlooking the railway in a delightful position.







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

