



## Tyn Y Merddyn

Betws Y Coed Conwy LL24 0BP

£645,000

A magnificent 4 bedroom residence set on outskirts of the village backing onto open countryside and woodland.

Extended, renovated and re-modelled family home offering quality 4 bed, 3 bath accommodation together with landscaped gardens, driveway, garage and studio room. Immaculately presented home which offers spacious accommodation over two floors with split level access from master bedroom over small balcony onto rear garden area. UPVC double glazing, central heating, large master en-suite bathroom, superb dining kitchen, attractive inglenook style fireplace with multi-fuel stove. Viewing Highly Recommended.



Tel: 01492 642551

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





## Location

Betws y Coed is situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of Outstanding Natural Beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby.

### Accommodation:

The accommodation afford: (approximate measurements only)

### Covered Front Entrance:

Outside lighting; double glazed oak front door leading to:

### 'L' Shaped Main Reception Hall:

UPVC double glazed side window; radiator; tiled floor; balustrade staircase leading off to first floor level; cloak hanging hooks.

### Shower Room:

9'0" x 4'5" (2.75 x 1.35)

Recess with shower enclosure; glazed screen; low level WC; pedestal wash hand basin; wall tiling; radiator.

### Utility Room:

8'8" x 9'10" (2.63 x 3)

Built-in tall cupboards along one wall; recess areas with hanging and shelving for boot storage and cloak storage; radiator; uPVC double glazed window to rear; plumbing for automatic washing machine.





### Large Kitchen Diner / Family Room:

19'2" x 16'5" (5.85 x 5)

Kitchen: range of fitted oak fronted base and wall units with granite worktops; feature 'L' shaped peninsula unit with granite worktops; built-in electric cooker with extractor hood above; inset porcelain 'Belfast' sink; tall cupboard with shelving and also recess for American fridge; vegetable rack and pull out drawers; integrated dishwasher; floor mounted cooking range providing for hot water and heating.

Dining Area: uPVC double glazed window overlooking rear elevation; french doors leading onto side breakfast terrace; seating area with recessed display shelving. Door and step leading down to:

### Inner Hallway:

Engineered oak flooring.

### Office/ Sitting Room:

13'1" x 9'9" (3.98 x 2.96)

Large walk in 'Bay' window overlooking front of the property with uPVC double window; double panelled radiator.

### Lounge:

18'8" x 12'10" (5.68 x 3.92)

Large uPVC double glazed 'Bay' window to front with built-in window seating and storage cupboard below; feature recessed fireplace surround with log burning stove on raised hearth and slate lintel above; engineered oak flooring; electric radiator; timber and glazed front door leading onto front covered veranda

### First Floor Main Landing:

Access to roof space; recess shelving.

### Master Bedroom:

21'0" x 17'7" (6.39 x 5.36)

Including built-in wardrobe and en-suite shower room; vaulted ceiling; inset spotlighting; uPVC double glazed window overlooking side elevation; 2 radiators; french windows leading on to rear timber balcony and seating area which also acts as a bridge with access leading onto split level garden at rear.

### En-suite bathroom:

5 piece suite comprising bath, recess shower; bidet, pedestal wash hand basin; low level WC; chrome heated towel rail; extractor fan; wall tiling; uPVC double glazed window to rear.

### Bedroom 2:

14'0" x 9'10" (4.27 x 3)

Built-in wardrobes and storage cupboard along one wall; engineered oak flooring; radiator; vaulted ceiling; uPVC double glazed window overlooking front and side elevation.

### Bedroom 3:

9'10" x 13'1" (3 x 4)

UPVC double glazed window overlooking front; radiator; engineered oak flooring; high level recess for TV and built-in storage cupboard.





#### Bedroom 4:

18'0" x 9'3" (5.49 x 2.83)

UPVC double glazed window overlooking side and rear enjoying views; radiator.

#### Shower Room:

Large shower enclosure with tiled surround; glazed screen; vanity wash basin; concealed cistern WC; wall and floor tiling; uPVC double glazed window to front elevation; built-in linen and storage cupboard and factory lagged cylinder.

#### Outside:

The property occupies a delightful and quiet setting on the outskirts of the village backing onto open farmland and woodland to rear and lovely views across field in a southerly direction. The property lies adjacent to a small stream and has access over a small bridge. Tarmacadam driveway and hardstanding for parking. Detached car garage with roller shutter doors.

The property has an attractive cottage style garden. Levelled grassed garden to front with a variety of established shrubs and plants. Covered front veranda along the front of the house. Steps at the side of the property leads up to a tiered landscaped rear garden with a variety of established shrubs and plants. Beautiful upper level seating area enjoying extensive views. Outside timber store shed. LPG gas tank.

#### Detached Car Garage:

Subdivided into two rooms.

4.9m x 3.6m Power and light connected

4.9m x 2.73m Power and light connected.

Interconnecting door which leads to a garden studio/outside office or gym:

#### Outside Office or Gym:

12'8" x 12'2" (3.87 x 3.71)

Double glazed hardwood bi-folding doors onto side covered veranda and garden; double glazed window and door to front elevation. Inset spotlighting; electric panelled heater.

#### Services:

Mains water, electricity and drainage connected to the property. LPG tank is available and may be connected for central heating if required.

#### Council Tax:

Band E - Conwy County Borough Council

#### Tenure:

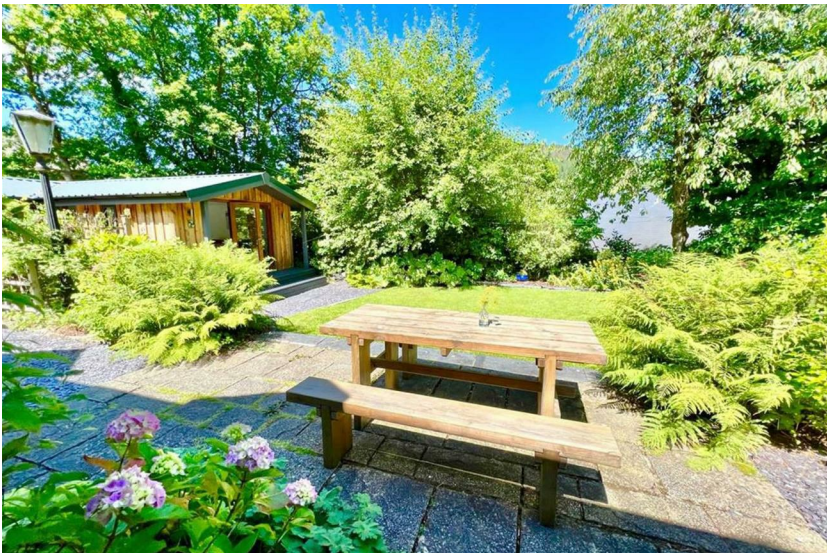
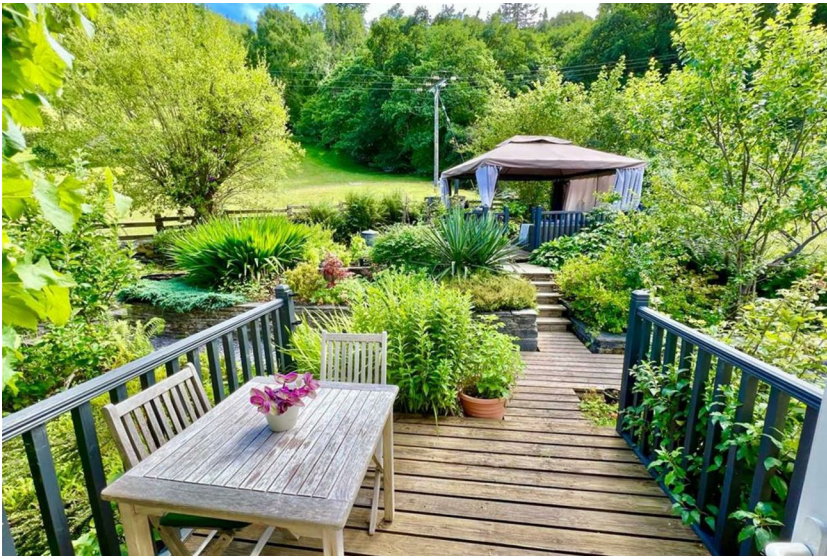
Freehold

#### Viewing:

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)







#### Directions:


Proceed through Betws y Coed in the direction of Capel Curig passing the Cross keys on the left and turning for Hendre Farm, turn left towards the school. Continue passed the school on your right hand side and the playground, where the road goes round to the right take a left towards a building straight ahead, continue to the left of the building and then immediately left over the bridge into Tyn Y Merddyn.

#### Proof of I.D:

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	45	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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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