



## Plot 2 Trawsafon Park

Betws-Y-Coed LL24 0AF

£115,000

A rare opportunity to acquire a freehold building plot located within the picturesque village of Betws y Coed.

Situated on the edge of the village close to the centre backing onto woodland and open fields. Views to front elevation. Planning consent granted for erection of detached 3 bedroom bungalow with twin garaging. Approx 857 square meters - 0.2 acres.

Located in a small development of self-build properties. Walking distance of shops, restaurants and popular walks. Local occupancy restriction applies.



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<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:

Proposed planning for 3 bed bungalow extending to approx 1324 Sq ft plus twin garage (see attached plan)

### Lounge:

18'0" x 18'0" (5.48 x 5.48)

### Dining Room:

13'0" x 10'6" (3.96 x 3.21)

### Kitchen:

12'0" x 10'6" (3.65 x 3.21)

### Bedroom 1:

14'0" x 13'6" (4.26 x 4.12)

### Ensuite:

7'0" x 7'0" (2.13 x 2.13)

### Bedroom 2:

14'0" x 12'0" (4.26 x 3.65)

### Bedroom 3:

10'0" x 8'0" (3.04 x 2.43)

### Garage:

19'0" x 23'0" (5.79 x 7.01)

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### Planning:

The planning does stipulate that buyer must use property for their sole occupation and main residence (please request planning documents from the office).

### Services:

Mains services are nearby.

### 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.

### Agents Note:

Please note that land adjacent to the plot has undergone treatment by Natural resources Wales for Japanese Knotweed, as part of a maintenance plan.



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>		
(55-68) <b>D</b>		
(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

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 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

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