



Tyn Y Ddol Ffordd Gethin

Betws Y Coed LL24 0BP

£459,950

A substantial, beautifully presented 3 bedroom family home in a quiet set-back setting on the edge of the village.

VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN

Located within the Snowdonia National Park, Tyn y Ddol is a largely extended, renovated and re-modelled stone cottage offering spacious well appointed accommodation over two floors. Affording small entrance lobby, beautifully fitted kitchen and breakfast room, dining room with feature inglenook fireplace, large lounge with french doors leading onto rear sun terrace, first floor landing, four piece luxury bathroom, bedroom 1 with en-suite w.c. and fitted wardrobes, bedroom 2 with fitted wardrobes, bedroom 3. Outside stone built workshop and timber sheds, lawned garden with shrubs, sun terrace. Convenient setting from the village school, Doctor's surgery and walk distance to the village centre.



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



Location

Situated on the edge of the village. Betws y Coed is located within the Snowdonia National Park, surrounded by woodland and forest in an area of outstanding natural beauty where tributaries of the River Conwy, Llugwy and Lledr meet. The village offers a range of specialised shops, restaurants and other amenities.

The Accommodation Affords:
(approximate measurements only)

Entrance Lobby

Black and white tiled floor, sealed unit double glazed and timber front door, staircase leading off to first floor level.

Dining Room

10'7" x 14'2" (3.24m x 4.32m)

Slate tiled floor, feature inglenook fireplace surround with log burning stove, slate lintel and hearth, double panelled radiator, double glazed window overlooking front, double glazed window overlooking the rear garden, under stairs storage cupboard with cloak hanging hooks and shelving. Door and step leading down to Lounge.



Lounge

21'2" x 14'4" (6.47m x 4.39m)

Feature stone fireplace surround with slate hearth, American white oak flooring, sealed unit double glazed window overlooking front, uPVC double glazed side window and French doors leading onto rear sun terrace. T.V. point, wall lights, two radiators.

Breakfast Kitchen

14'2" x 14'10" (4.33m x 4.53m)

Fitted range of modern base and wall units with complementary work tops (Richard Burbidge brand), single drainer sink with mixer taps, plumbing for dishwasher and washing machine, AEG five plate ceramic induction hob with concealed extractor above, attractive wall tiling, bank of high level cupboards along one wall with 2 eyeline Bosch single oven. plumbing and space for American style fridge, space for condensing dryer, triple radiator. Breakfast area: concealed lighting, range of drawer units, inset lighting, sealed unit double glazed windows overlooking front of property.

Hall

Staircase leading up to First Floor Landing.

Landing

Sealed unit double glazed Velux window, radiator.

Bathroom

13'10" x 6'2" extending to 9'6" into recess (4.22m x 1.9m extending to 2.92m into recess)

Luxury four piece suite, comprising panelled bath with concealed mixer taps, wall tiling, large shower enclosure with inset shower, recessed shelf with mosaic surround, glazed screen and door. Concealed cistern w.c. vanity unit with tiled surround and built in storage cupboard, heated illuminated gesture operated mirror above the sink, wall tiling, timber effect tiled floor, radiator, built in storage cupboard with slatted shelving, double glazed window overlooking front, wall and ceiling lights.

Bedroom 1 (en-suite)

11'9" x 14'9" (3.59m x 4.51m)

Double glazed window overlooking front with open aspect, window to side elevation, radiator, built in wardrobes. En-suite w.c. having low level suite.

Bedroom 2

9'3" x 10'7" (2.83m x 3.25m)

Radiator, uPVC double glazed window overlooking rear, range of wardrobes along one wall with sliding doors, access to roof space.



Bedroom 3 (currently used as office)

9'5" x 10'7" (2.89m x 3.25m)

Range of shelving, access to roof space, radiator, double glazed window overlooking front.

Outside

The property is set in a large plot, set back from the road with estate style timber gates, decorative gravelled driveway and hardstanding providing ample parking for several vehicles. Stone built outside workshop with power and light connected, two timber garden store sheds, outside tap, lawned side garden with shrubs and plants, flagged patio area to rear of property.

Services

Mains water, electricity gas and drainage are connected.

Agent's Note

The current owners have lived at this property for approximately 31 years and the extension was built within the last 25 years. The property has fibre broadband, The gas boiler is approximately 3 years old.

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

To be confirmed

Directions

Proceed through the village of Betws y Coed in the direction of Capel Curig passing The Cross Keys (now Dragon Hotel) on the left and turning for Hendre Farm. Turn left towards the village School, continue past the school and the Doctor's surgery on the left hand side and the property will be viewed immediately in front to the rear of the large bungalow.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
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.

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