



## 31 Bro Gethin

Betws-Y-Coed LL24 0BT

£195,000

A well-presented 3 bedroom end-terraced home enjoying open countryside views, situated on the edge of the popular village of Betws-y-Coed

Occupying a delightful position at the end of a quiet residential cul-de-sac, this attractive home enjoys a lovely open outlook to the front and backs directly onto fields at the rear—offering scenic views and a wonderful sense of space and privacy.

The accommodation is well-appointed and immaculately presented throughout, featuring a welcoming hallway, spacious lounge with dual-aspect windows and feature fireplace, and a beautiful kitchen/diner with cream shaker-style units, integrated oven and hob, and ample worktop space—ideal for family living or entertaining.

Upstairs, the property offers three generously proportioned bedrooms, all with pleasant outlooks, and a modern fully tiled family bathroom with shower over bath, contemporary suite, and chrome fixtures.

Further benefits include uPVC double glazing and gas-fired central heating.



Tel: 01492 642551

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







## Location

Located on the outskirts of Betws-y-Coed, within the Snowdonia National Park, this property offers easy access to local amenities, woodland walks, and the renowned beauty of the surrounding countryside—making it an ideal family home or investment.

The Accommodation Affords:  
(Approximate measurements only)

Covered Front Entrance

Reception Hall

Staircase leading off to first floor level, radiator, laminated floor, understairs cloaks cupboard.

Laundry / Utility Room

5'10" x 4'5" (1.78m x 1.35m)

Plumbing for automatic washing machine and space for dryer, worktop over, space for freezer, wall mounted central heating boiler, uPVC double glazed window.

Dining Kitchen

15'1" x 11'4" (4.62m x 3.46m)

Kitchen has a range of modern base and wall units with complimentary worktops, peninsular dividing units with breakfast bar, stainless steel oven, four plate ceramic hob, canopy stainless steel extractor above, integrated dishwasher, wall tiling, uPVC double glazed window overlooking front.

Dining area with TV point, double panel radiator.





## Lounge

17'7" x 10'9" (5.37m x 3.28m)

Wall mounted TV point, modern electric flame effect fireplace, uPVC double glazed window and door leading onto rear garden.

## First Floor Landing

Access to roof space.

## Bedroom 1

11'9" x 11'2" (3.59m x 3.41m)

Built in wardrobe, radiator, uPVC double glazed window overlooking rear enjoying views.

## Bedroom 2

12'3" x 8'5" (3.75m x 2.57m)

uPVC double glazed window overlooking front, radiator, built in wardrobe.

## Bedroom 3

8'10" x 7'6" (2.7m x 2.29m)

uPVC double glazed window overlooking rear, radiator, built in wardrobe.

## Bathroom

Modern three piece suite comprising panelled bath with shower above, shower screen, pedestal wash hand basin, low level w.c. fully tiled walls, radiator, extractor fan.

## Outside

The property benefits from enclosed front and rear gardens with lawn and patio areas, ideal for outdoor relaxation, along with a timber boundary fence and purpose built steel and timber garden store shed. with electric and gas meters. The rear enjoys uninterrupted views over open fields and woodland beyond.

## Services

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

## Agent's Note

Please note that this property is subject to a Local Occupancy Restriction - Section 57 of The Housing Act. The purchaser must have lived or worked in the area within a 30 mile radius for over 3 years.

## 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)

## 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.

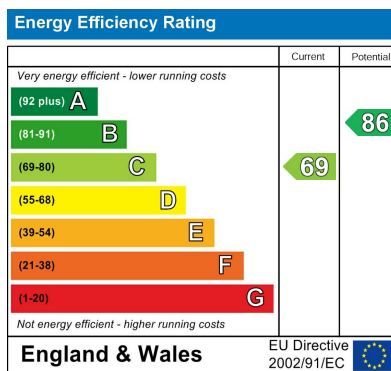
## Council Tax

Band C.

## Directions

From Llanrwst, continue along the A470, through Betws y Coed out towards Capel Curig. On leaving the village, turn left into Pentre Du by the school and follow the road round. Take the first right into the cul-de-sac and the property will be viewed on the left hand side in the corner.





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](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

