



Manaros, 1 Mill Street

Betws Y Coed LL24 0BB

£225,000

A charming stone-built cottage located within walking distance of Betws-y-Coed, just a short distance from the renowned Pont-y-Pair Bridge

VIEWING HIGHLY RECOMMENDED

Tenure - Freehold. EPC rating- D. Council Tax Band - TBC

This attractive semi-detached property combines traditional character with modern comforts and is ideally suited as a permanent home, holiday retreat, or proven letting investment

The ground floor offers a welcoming open-plan living and dining area, featuring a central fireplace and plenty of space for relaxation and entertaining. To the rear, a light and airy fitted kitchen is equipped with a range of units and enjoys views towards the garden. Upstairs, the property provides two bedrooms, both tastefully decorated. Modern shower room.

Currently operating as a successful holiday let, this well-presented home offers both lifestyle appeal and investment potential. Optional licensed parking available nearby.



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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

The Accommodation Affords:
(Approximate measurements only)

Living and Dining Room
18'11" x 14'0" (5.77m x 4.28m)

uPVC double glazed window overlooking front, radiator, TV point, wall mounted electric fire, understairs storage cupboard.

Dining area; double glazed window overlooking side elevation, built in high level storage cupboard, radiator, staircase leading off to first floor level.



Breakfast Kitchen

11'1" x 7'9" (3.39m x 2.37m)

Fitted base units, single drainer sink, plumbing for dishwasher, electric cooker point, radiator, space for fridge, uPVC double glazed window overlooking rear and side elevation.

First Floor Landing

Shower Room

6'3" x 5'8" (1.92m x 1.73m)

Shower enclosure, pedestal wash hand basin, low level w.c. ladder style heated towel rail, shaver point, skylight.

Bedroom 1

10'9" x 9'2" (3.28m x 2.8m)

uPVC double glazed window overlooking side and rear elevation with views.



Bedroom 2

9'3" x 8'1" (2.82m x 2.47m)

Radiator, slate and cast iron former fireplace, uPVC double glazed window.

Utility Room

Utility room located below kitchen with some restricted headroom. Plumbing for automatic washing machine, space for dryer, radiator, wall mounted central heating boiler.

Outside

To the rear lies a delightful enclosed garden, laid mainly to lawn with established shrubs and hedges, together with a pleasant seating area – ideal for outdoor dining or simply enjoying the surroundings. Licensed parking is available (approx £300 per annum).

Services

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

Agent's Note

Prospective purchasers are advised that the property lies within the Eryri (Snowdonia) National Park where, with effect from 1 June 2025, an Article 4 Direction has introduced new planning use classes for residential dwellings. A permanent dwelling is classified as Use Class C3, a second home as Use Class C5, and a short-term holiday let (lettings of 31 days or fewer) as Use Class C6. Any change of use between these classes now requires planning permission from the National Park Authority. Purchasers should make their own enquiries and satisfy themselves with regard to the planning status of the property and any future intended use.

Please note that there is a licence for parking located a short distance from the house, this is a renewable annual licence from Ancaster Estate.

Viewing

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

From Betws y Coed, proceed over Pont y Pair Bridge and turn right with the main road down towards Trefriw and the property will be viewed a short distance on the right hand side.

Agents Note:

License agreement for two parking spaces with the Gwydir Estate. This agreement currently has three years to run. It has just been renewed and is renewable every 3 years.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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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