



## Cartrefle 4 & 5 Foelas Terrace

Capel Garmon LL26 0RW

£239,000

A spacious well presented, 3 bedroom character home set in a popular rural village within the Snowdonia National Park.

Sympathetically improved and upgraded over the years, retaining original character features including recessed stone fireplaces on both floors. Extensive views from rear elevation across open farmland towards the mountains of Snowdonia. Night storage heating and uPVC double glazing. Situated within 2 miles of the inland tourist resort of Betws y Coed. VIEWING RECOMMENDED.



Tel: 01492 642551

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



# Location

Located in a prominent and attractive village setting, adjacent to a historic stone church. The village has a Public House and local Primary school. Betws-Y-Coed is within 2 miles - a picturesque inland tourist resort.

The accommodation affords:  
(approximate measurements only)

**Kitchen Diner:**  
21'10" x 11'9" (6.65 x 3.57)

**Sitting/Dining Area:**  
Slate flagged floor; feature slate fireplace surround with inset cast iron range; telephone point; electric meters; night storage heater; uPVC double glazed window to front; composite double glazed external front door.

**Kitchen Area:**  
Fitted base and wall units with complementary worktops; 1 ½ bowl sink with mixer tap; electric cooker point; canopy stainless steel extractor; space for fridge; uPVC double glazed window overlooking rear of property.

Timber and glazed door to:

**Living Room:**  
21'8" x 13'1" (6.6 x 4)  
Feature recessed fireplace with slate surround; stained timber flooring; two uPVC double glazed windows to front elevation; balustrade staircase leading off to first floor level; rear seating area with double glazed patio doors leading onto rear garden.

**Shower Room:**  
Three piece suite comprising corner shower cubicle, pedestal wash hand basin and low level WC; uPVC double glazed window to rear; extractor fan; wall mounted fan heater.

## FIRST FLOOR

**Bedroom No 1:**  
21'8" x 13'1" (6.6 x 4)  
Large uPVC double glazed windows overlooking rear enjoying extensive views to the Snowdonia range. Access to roof space; two recessed former fireplaces with slate lintels above; night storage heater; sash window to front elevation.

**Bedroom No 2:**  
12'3" x 11'2" (3.73 x 3.4)  
Stained floorboards; slate and cast iron fireplace surround; night storage heater; uPVC double glazed to front elevation. Doorway leading through into interconnected dressing room or potential en-suite.

**Dressing Room or Potential En-Suite:**  
Plumbing for bath and wash hand basin; built-in airing cupboard.

**Bedroom No 3:**  
7'0" x 9'3" (2.14 x 2.81)  
UPVC double glazed window to rear elevation enjoying extensive views.

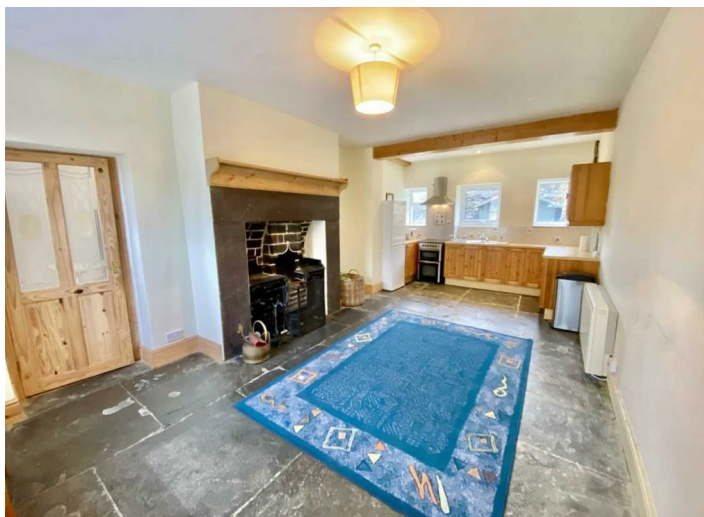
**Outside:**  
Side access leads to rear enclosed garden. Brick built outside garden store with plumbing for washing machine; timber garden shed.

**Services:**  
Mains water, electricity and drainage are connected to the property.

**Viewing:**  
By appointment through the agents Iwan M Williams Estate Agents, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551.

**Directions:**  
Proceed to the village of Capel Garmon from the directions of Betws y Coed, pass the school on the left hand side, bear right by the church and immediately left by the public house and the property will be viewed a short distance along on the right hand side being the last property on the right before leaving the village.

**Council Tax**  
Band E - Conwy County Borough Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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>	<b>13</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

## Iwan M Williams Estate Agents

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