# Glandwr Dolydd Terrace

Betws-Y-Coed LL24 0BU

£195,000

A traditional two-bedroom semi-detached stone cottage occupying a convenient and level position on the outskirts of the village of Betws-y-Coed, enjoying a pleasant outlook to the rear over open fields.

Tenure: Freehold. Council Tax Band - D. EPC - D

Full of character and offering excellent potential, the property now requires a programme of modernisation, presenting an exciting opportunity for buyers seeking to create a character home in a desirable location. The cottage retains a number of original features and benefits from central heating.
The accommodation briefly comprises lounge, rear sitting room/dining room, kitchen, and a ground floor bathroom together with a separate WC, two double bedrooms along with a WC and wash basin.
Driveway providing ample off-road parking and a detached garage. To the rear is a good-sized garden which backs directly onto open fields.

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## Location

Situated just outside the centre of Betws-y-Coed, the property is within easy reach of the village's range of shops, cafés, restaurants and transport links, while also providing immediate access to the stunning surrounding countryside and walking routes of Eryri (Snowdonia) National Park.

### The Accommodation Affords:

(approximate measurements only)

### Lounge

14'0" x 11'7" (4.29m x 3.54m)
Timber and glazed front door leading to Lounge. Feature brick fireplace surround with mantel over, coal effect gas fire, built-in cupboard to alcove recess housing meters, sash window to front elevation, radiator, picture rail.

### Dining/Sitting Room

8'4" x 11'7" (2.55m x 3.54m)
Feature recess fireplace with coal effect cast iron stove, sash window overlooking rear, understairs storage cupboard, balustrade staircase leading off to first floor level.

### Kitchen

10'5" x 6'5" (3.19m x 1.97m)
Fitted base and wall cupboards, circular base unit and drainer, mixer tap, plumbing for automatic washing machine, space for electric cooker and fridge/freezer. Built-in cupboard with shelving, radiator.

## Bathroom

Panelled bath with shower above, quarry tiled floor, pedestal wash handbasin, radiator.
Separate w.c. with low level suite, wall tiling, radiator.

## First Floor

Landing, access to roof space.

## W.C

Low level suite, washbasin, extractor fan, radiator.

## Bedroom 1

10'2" x 11'1" (3.1m x 3.4m)
Cast iron fireplace surround, radiator, sash window overlooking front.

## Bedroom 2

11'1" x 9'10" (3.39m x 3.0m)
Sash window overlooking side elevation, radiator, TV point, built-in cupboard housing Worcester boiler for central heating and hot water.

## Outside

The property has a good sized driveway and hardstanding providing ample off-road parking, small forecourt garden to front, detached single car garage, enclosed rear garden, mainly grassed backing onto open fields. Small stone outhouse.

## Serrvices

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

## Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

## Proof Of Funds

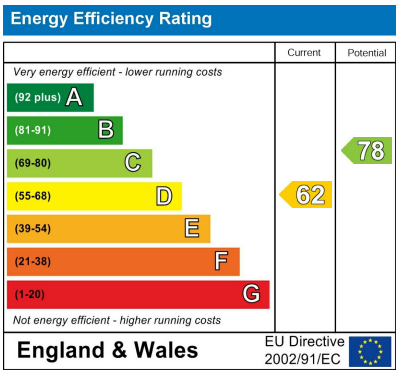
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:
IDENTITY DOCUMENTS: a photographic ID, such as current passport 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

Band D.

## Directions

Proceed through the village of Betws y Coed out towards Capel Curig, turn left into Pentre Du just before you leave the village and continue down Dolydd Terrace and the property will be viewed on the right hand side.



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