



Cae Garw Holyhead Road

Betws-Y-Coed LL24 0BY

£395,000

An immaculately presented Victorian semi-detached house located on the outskirts of the popular inland tourist resort of Betws-Y-Coed in the Snowdonia National Park

This beautiful home offers spacious 4 bedroom accommodation, 2 with en-suites and separate family shower room.

Central heating and double glazing, attractive corner plot with established gardens and seating area, driveway providing off road parking.

Briefly affording reception hall, front sitting or dining room, rear sitting room, breakfast kitchen, rear entrance passage, bedroom 1 with en-suite shower room; lean-to conservatory and utility area; First Floor - bathroom, bedroom 2 with large en-suite shower room, bedroom 3, bedroom 4.

Ideal family home or suitable for Bed and Breakfast use due to its prominent setting and location within a short walking distance of the Miners Bridge.

Viewing highly recommended.



Tel: 01492 642551

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





Location

The Accommodation Affords:
(Approximate measurements only)

uPVC Double Glazed Front Door:
Leading to:

Reception Hall:
Radiator; coving; dado rail; staircase leading off to first floor level.

Front Dining Room or Lounge:
12'3" x 14'9" (3.75m x 4.51m)
uPVC double glazed bay window overlooking front; feature timber fireplace recess surround housing cast iron coal effect gas stove; coving; timber effect flooring; double panelled radiator.

Rear Sitting Room:
14'10" x 15'2" (4.53m x 4.63m)
Slate 'Adam' style fireplace surround with cast iron stove; uPVC double glazed window overlooking side and rear; coved ceiling; double panelled radiator; timber effect flooring; built-in cupboard with shelving.

Access leading through to rear kitchen, understairs storage cupboard.



Breakfast Kitchen:

11'11" x 8'9" (3.65m x 2.68m)

Feature range of base and wall units with complementary worktops; single drainer sink with mixer tap; plumbing for automatic washing machine; four ring gas hob with canopy extractor above; space for American style fridge; radiator; breakfast bar; wall tiling.

Rear Passage leading to:

Owners Bedroom:

9'10" x 7'8" (3m x 2.36m)

Vertical radiator; inset spotlighting; uPVC double glazed window.

Small En-suite:

Comprising shower enclosure, concealed cistern WC and vanity wash hand basin; heated towel rail.

Rear Conservatory/Utility:

14'9" x 5'10" (4.5m x 1.79m)

Fitted worktop and base unit with space and plumbing for automatic washing machine and space for dryer; wall lights.

FIRST FLOOR

Spacious Landing:

Access to roof space.

Shower Room:

8'6" x 5'9" (2.61m x 1.76m)

Shower enclosure, vanity wash basin and low level WC; built-in linen cupboard; column style radiator with towel rail; fully tiled walls and floor; radiator.

Bedroom No 2:

12'9" x 12'0" (3.89m x 3.67m)

uPVC double glazed window overlooking rear; radiator. Door leading to:

En-suite:

8'7" x 5'4" (2.64m x 1.63m)

Large shower enclosure, vanity wash hand basin and low level WC; towel rail; fully tiled walls and floor.

Bedroom No 3:

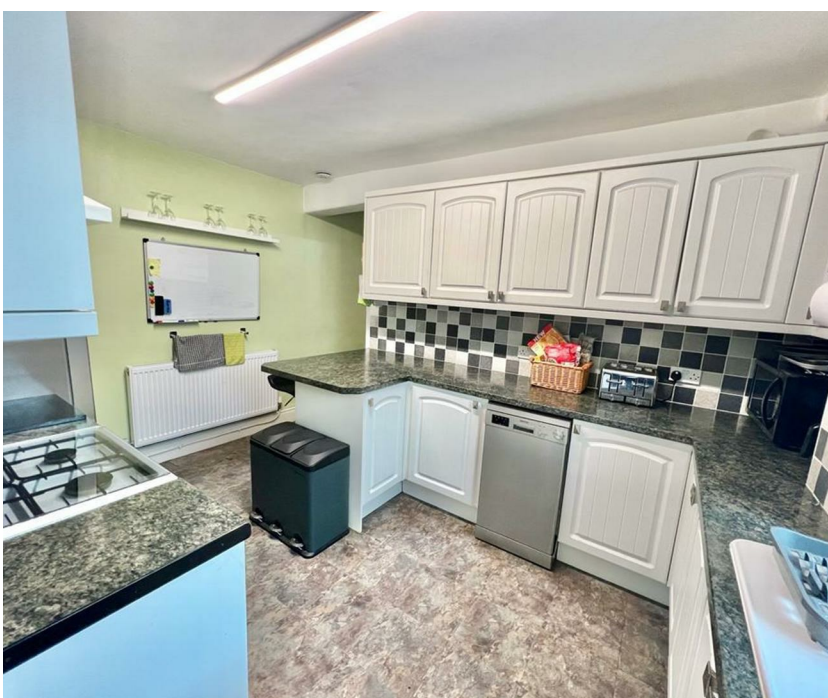
9'5" x 15'2" (2.89m x 4.64m)

uPVC double glazed window overlooking front with views; radiator.

Bedroom No 4:

8'3" x 11'9" (2.52m x 3.6m)

uPVC double glazed window overlooking front; radiator.



Outside:

Driveway providing ample off road parking; timber garden store shed; outside lighting and water; gravel hardstanding providing private seating area; lawned garden with established shrubs and plants.

Services:

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

Viewing:

By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL tel 0149e 642551. Email enq@iwanmwilliams.co.uk

Council Tax Band:

Conwy County Borough Council tax band 'A'.

Directions:

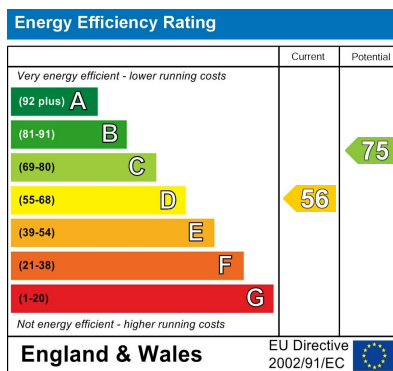
Continue out of Betws y Coed along the A5, the property will be viewed on the left hand side before you start climbing out of Betws-Y-Coed towards Capel Curig.

Proof of Identity

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.







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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