



## Bryn Afon1 Rhos Cottages

Capel Curig LL24 0DY

£269,500

A well presented double fronted 3/4 bedroom end terrace cottage in a quiet hamlet setting enjoying extensive countryside views.

Situated in a small hamlet within the village of Capel Curig in the Snowdonia National Park enjoying extensive views across the valley. UPVC double glazing and part night storage heating, log burning stove and garage. Set in large gardens and affording: Front entrance hall, lounge, dining room, kitchen, sitting/bedroom 3, bedroom 1, bedroom 2, bathroom, bedroom 4 and study.

Viewing Recommended.



Tel: 01492 642551

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



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Location

The property is set in the heart of Snowdonia at Capel Curig on the A5, some 6 miles from Betws Y Coed which has excellent restaurants and shopping facilities from souvenirs, arts and crafts, speciality food, walking and climbing equipment and 15 miles from the University City of Bangor.

## The Accommodation Affords:

(Approximate measurements only)

### Small Front Entrance Hallway:

UPVC double glazed front door.

### Living Room:

10'8" x 16'1" (3.24 x 4.9)

Feature floor to ceiling brick fireplace surround with inset case iron multi fuel stove on raised hearth; uPVC double glazed window overlooking front enjoying extensive views; access leading through to:

### Dining Room:

15'7" x 6'7" (4.74 x 2)

UPVC double glazed windows to side and rear elevation; laminated timber effect floor.

### Kitchen:

12'0" x 7'8" (3.66 x 2.34)

Fitted range of pine base and wall units with complementary worktops; electric meters; electric cooker point; plumbing for automatic washing machine; single drainer sink; uPVC double glazed window and door to rear elevation.

### Sitting Room/Bedroom 3:

9'3" x 13'0" (2.81 x 3.97)

Night storage heater; uPVC double glazed window overlooking front elevation.

### First floor

### Landing:

Night storage heater.

### Bedroom 1:

9'10" x 8'10" (3 x 2.7)

Including large walk in wardrobe; uPVC double glazed window to front elevation enjoying extensive views.

### Bedroom 2:

10'6" x 8'11" (3.2 x 2.72)

UPVC double glazed windows overlooking front enjoying extensive views.

### Bathroom:

Three piece suite comprising panelled bath with shower above shower screen; pedestal wash hand basin; low level W.C.; built-in cylinder cupboard.

### Bedroom 4:

11'2" x 6'11" (3.4 x 2.11)

(Some restricted headroom) uPVC double glazed window to side elevation.

### Study:

8'2" x 7'3" (2.49 x 2.2)

(Restricted headroom) Velux double glazed window to rear elevation.

### Outside:

The property commands a lovely setting within a small hamlet of the outskirts of the village of Capel Curig enjoying extensive front views across the valley. Large grassed garden to side and front of the property; small seating area to immediate front; single car garage located across the land and also additional off road parking.

### Services:

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

### Council Tax

Band D - Conwy County Borough Council

### Directions:

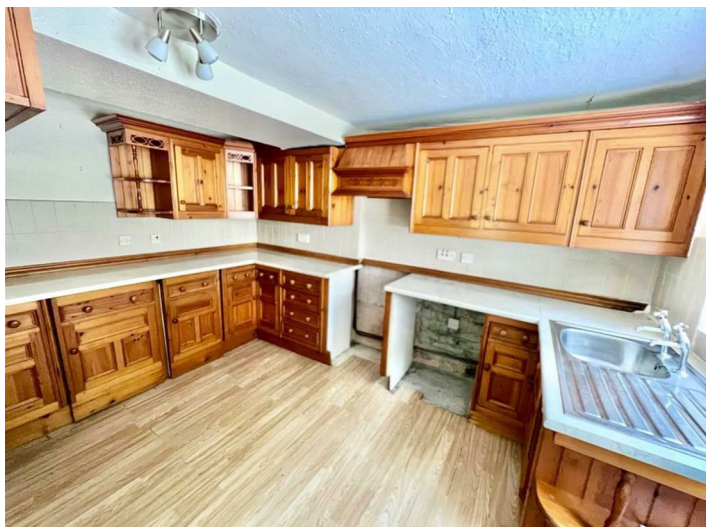
Proceed into Capel Curig along the A5 from Betws y Coed, take a left over the Pont Cyfng bridge and the property will be viewed immediately on the left hand side.

### Viewing:

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

### Proof of ID:

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</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.

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