



## 5 Church View

Ysbyty Ifan LL24 0NR

**£149,500**

Charming Extended Stone Cottage in the Heart of Ysbyty Ifan village in the Snowdonia National Park.

Situated in the very centre of the picturesque and much sought-after National Trust village of Ysbyty Ifan, this delightful character stone cottage enjoys a superb position backing onto open fields, with views towards the village church and hall to the front. Beautifully presented throughout and thoughtfully improved by the present owners, the property offers a wonderful blend of traditional charm and comfortable modern living.

The cottage benefits from electric storage heating and is well maintained throughout, making it ready for immediate occupation whether as a charming permanent home or investment opportunity.



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>



## Location

The village itself is a charming and sought-after community, well placed for exploring the surrounding National Trust countryside and within approximately 5 miles of the historic market town of Betws-y-Coed, often referred to as the gateway to Snowdonia.

(approximate measurements only)

Timber front door leading to:

**Open Plan Living Room & Breakfast Kitchen:**  
17'10" x 11'10" (5.44 x 3.62)

Living area: Feature inglenook style recessed fireplace with slate lintel over housing multi fuel stove on slate hearth. uPVC double glazed window overlooking front; TV point; slate flooring; two night storage heaters; beamed ceiling; balustrade and spindle staircase leading off to first floor level.

**Breakfast Kitchen:**

Modern shaker style fitted base and wall units with complementary worktops; 1 ½ bowl sink with mixer tap; integrated stainless steel oven, four plate hob and filter extractor above; uPVC double glazed window overlooking rear with views; space for fridge; wall tiling. Doorway leading to:

**Rear Lobby:**

Built-in cupboard; range of shelving; uPVC double glazed rear door leading onto outside garden.



### Shower & Utility Room:

Three piece suite comprising shower enclosure, pedestal wash basin and low level WC; ladder style heated towel rail controlled by wifi heating; plumbing and space for washing machine.

### First Floor Landing:

UPVC double glazed window overlooking rear.

### Bedroom No 1:

11'10" x 8'11" (3.63 x 2.74)

Cast iron fireplace surround; night storage heater; uPVC double glazed window overlooking front with views.

### Bedroom No 2 :

8'7" x 8'11" (2.63 x 2.74)

UPVC double glazed window overlooking rear enjoying field views.

### Outside:

The enclosed rear garden provides a private and peaceful space, backing directly onto open fields – an ideal setting to enjoy the tranquillity of village life. To the front of the property there is the advantage of off-road parking area which fronts the row of cottages.

### Services:

Mains water, electricity and drainage are connected to the property. The heating is wifi controlled.

### Council Tax Band

Conwy County Borough Council tax band - C

### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

### Directions:

Proceed into the village of Ysbyty Ifan, over the bridge and the property will be viewed a short distance along on the right hand side opposite the church.

### Proof Of Funds

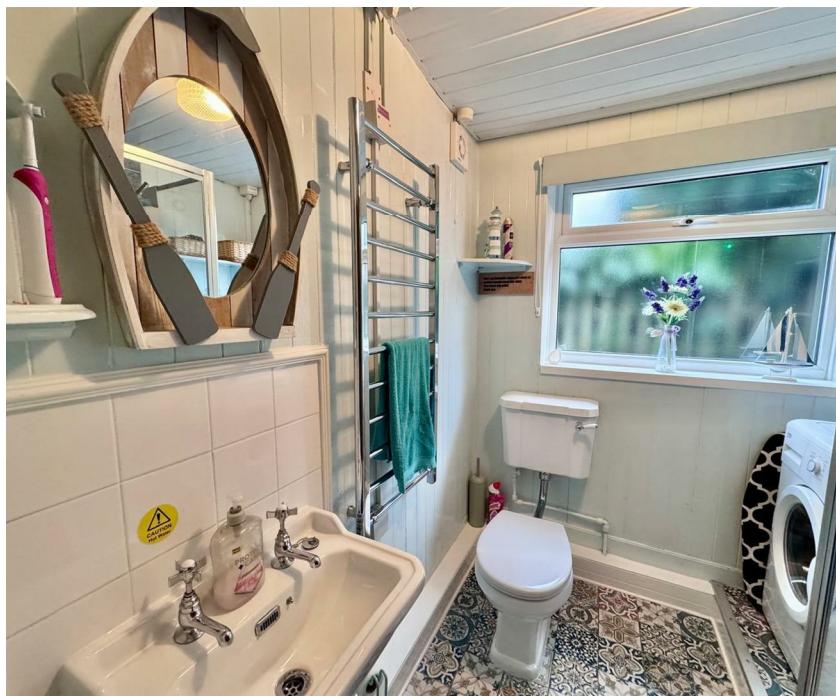
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:

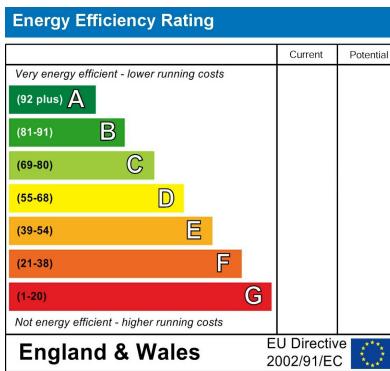
**IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence.

**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.

### Agents Note:

The contents are available subject to negotiation.





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 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 or 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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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