



## Bella Haf, Betws Y Coed Conwy LL24 0AP £595,000

A newly built 4 bedroom family home offering immaculate and stylish contemporary living space combined with traditional finishes.

This beautifully presented individually designed and built 4 bedroom family home combines a perfect blend of quality contemporary finishing with an abundance of charm and character.

The property is situated within the picturesque village of Betws y Coed in the Snowdonia National Park convenient for all local amenities.

This is a stunning family home and is highly recommended by the agents.



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







## Location

Located in a convenient setting within level walking distance of the village centre. Betws y Coed is located within the heart of the Snowdonia National Park, a popular tourist attraction all year round with a range of shops, convenient stores and abundance of outdoor activities.

The Accommodation Affords  
(Approximate Measurements only)

Covered Front Entrance  
uPVC double glazed front door leading to:

Split Level Reception Hall  
Steps leading up to kitchen and sitting room, door leading to Utility Room.

Utility Room  
12'1" x 6'6" (3.7m x 2m)  
Fitted base and wall units with complementary worktops over, Belfast sink with mixer tap, plumbing for automatic washing machine, uPVC double glazed window overlooking front of the property, steps leading up to main kitchen and family room.

Shower Room  
Three piece suite comprising large shower enclosure, low level W.C wash basin.

From Reception Hall :  
Steps leading to:

Large Kitchen and Family Room  
36'8" x 11'9" (11.2m x 3.6m)

**KITCHEN:**  
Fitted range of freestanding base units with matching wall units, granite worktops over, central island with granite worktop over housing Belfast porcelain sink with mixer tap, feature exposed stone inglenook style fireplace housing 'Range' cooker with extractor above, tile effect laminated flooring, french doors leading onto rear garden.

**FAMILY AREA:**  
Feature inglenook style fireplace housing multi fuel stove, twin french door leading onto rear garden area, galleried area looking down onto dining area.





### Dining Room

13'11" x 10'0" (4.26m x 3.05m)

This is an ideal separate dining area or could be also used as a home office / play room. uPVC double glazed window to side elevation, radiator, further door and steps leading to main living room.

### Living Room / Bedroom

13'11" x 13'5" (4.26m x 4.1m)

uPVC double glazed window to front, radiator, vaulted ceiling.

### First Floor:

#### Split Level Landing:

Exposed beams, radiator, doors leading off to various bedrooms and family bathroom.

### Bedroom 1

15'1" x 12'7" (4.6m x 3.86m)

Overlooking rear of the property, radiator, door leading to large Jack and Gill en-suite shower room.

### En-Suite Shower Room

Four piece suite comprising shower enclosure with fitted raindrop shower unit, his and hers vanity sink unit, low level W.C, radiator, frosted window to rear, interlinking door between Bedroom 2 and Bedroom 1.

### Bedroom 2

12'1" x 11'8" (3.7m x 3.56m)

Overlooking rear of the property, radiator.

### Bedroom 3

15'2" x 9'6" (4.63m x 2.92m)

Overlooking front of the property. radiator, doorway leading to main family bathroom.

### Family Bathroom:

Four piece suite comprising rolltop bath, pedestal wash hand basin, low level W.C and bidet, radiator, floor tiling, window to front elevation.

### Bedroom 4

14'5" x 10'5" (4.40m x 3.2mn)

Overlooking front of the property, radiator, vaulted ceiling.

### Outside:

The property stands in a good size plot with driveway leading to ample parking and turning area, there is also planning permission for a double garage to one side. Grassed gardens to front and rear of the property.

### Services:

Mains water, electricity and drainage connected to the property, oil fired central heating

### 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)

### Council Tax

Conwy County Borough Council - Council Tax Band "F"

### 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.

### Directions:

### Agents Note

Please note the property has planning permission for a double garage at the side of the property.

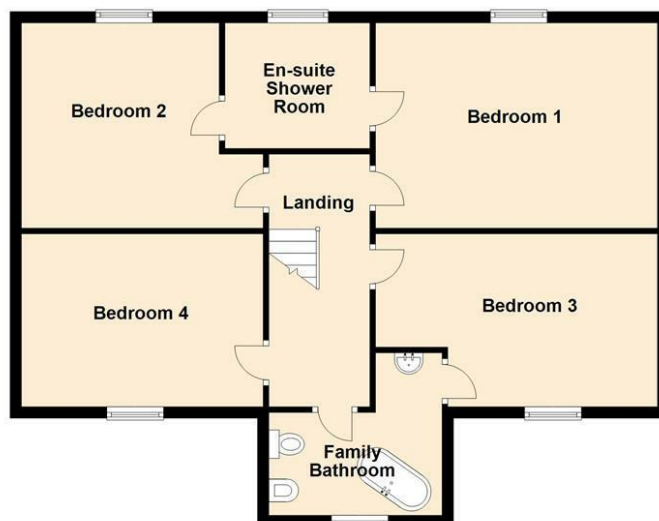


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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

## Iwan M Williams Estate Agents

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