



Pentre Bach, Capel Garmon

Nr Betws Y Coed LL26 0RE

£215,000

A delightful, traditional 19th century barn conversion situated in an area of outstanding natural beauty within the Snowdonia National Park.

An idyllic setting for exploring the Snowdonia mountain peaks or, for the less adventurous, simply walk out of your front door to some amazing countryside walks.

Beautifully presented cosy cottage retaining original character features throughout.

Affording spacious entrance porch, open plan dining kitchen with turn staircase leading off to upper bedroom area, downstairs cloakroom with WC and wash basin, steps down to lounge with multi fuel log burning stove. Two double bedrooms with ample storage and wardrobe space, bathroom. uPVC double glazing, electric panel heaters and log burning stove for heating.

Viewing highly recommended - No onward chain.



Tel: 01492 642551

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





Location

Situated within 1 mile of the peaceful village of Capel Garmon above the beautiful Conwy Valley, surrounded by open countryside. Within 4 miles is the popular inland tourist resort of Betws-y-Coed, known as the 'Gateway to Snowdonia'. The traditional market town of Llanrwst lies approximately 3 1/2 miles away in the opposite direction.

Accommodation:

The accommodation affords (approximate measurements only):

Front Entrance Porch:

5'7" x 6'11" (1.72m x 2.11m)

Built in cloaks and storage cupboard; cloak hanging hooks with bench below; slate flooring; timber door leading to dining kitchen.

Dining Kitchen:

15'2" x 8'9" extending to 12'0" (4.64m x 2.67m extending to 3.68m)

Dining area with quarry tiled floor; uPVC double glazed window overlooking front; slate sill; electric radiator; understairs lobby leading to downstairs cloakroom and W.C.



Kitchen Area:

Fitted range of base and wall units with complementary worktops; single drainer sink with mixer tap; fridge and integrated automatic washing machine and dish washer; freestanding electric oven with ceramic hob and concealed filter extractor above. Recessed shelving for microwave; concealed under cupboard lighting; peninsula base units subdivided from dining area.

Cloakroom:

Low level W.C and wash basin; extractor fan.

Steps leading down from dining kitchen to lounge.

Lounge:

15'4" x 7'7" (4.68m x 2.33m)

Feature log burning stove on slate hearth; exposed painted wall to one side; wall mounted electric radiator; uPVC double glazed window to front and rear; wall lights; TV point; telephone point.

First Floor Landing:

Built-in recessed wardrobe and storage cupboard.

Bedroom 1:

11'5" x 9'1" (3.5 x 2.78)

Vaulted ceiling, built-in storage cupboard and internally lit walk-in wardrobes along one wall, wall mounted electric radiator, timber and glazed door and outside stable door with slate steps leading down the side gable wall affording access to both front and rear gardens. Wardrobe with shelving and hanging space, velux double glazed window.

Bedroom 2:

9'3" x 8'11" (2.84 x 2.72)

Wall mounted panelled electric heater, UPVC double glazed window overlooking side enjoying views, vaulted ceiling with partly exposed timbers, wall lights.

Bathroom:

5'6" x 8'9" (1.7 x 2.69)

Panelled bath with mixer tap shower adaptor, pedestal wash hand basin, low level W.C, chrome heated towel rail, velux window, shaver point, built-in cylinder cupboard with linen storage above.

Outside:

The garden wraps around the cottage, offering a secluded area to relax and absorb the beautiful rural scenery after an enjoyable day exploring the local area and walks. In addition to the garden there is adjacent hardstanding for parking.



Services:

Mains water and electricity are connected; septic tank drainage. New electric heating system installed 2022.

Council Tax:

The property, until recently, has been successfully let out for holiday purposes and business rates applied. The new buyer may wish to continue with letting or apply to re-register for Council Tax.

Viewing:

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

Directions:


Proceed from Llanrwst along the A470 for approximately 1 3/4 miles, signposted Capel Garmon, turn left and follow the road uphill for approximately 1 1/2 miles and Pentre Bach will be viewed on the right hand side, opposite Pentre Mawr Farm and half way between the main road and Capel Garmon village.

Proof Of Funds:

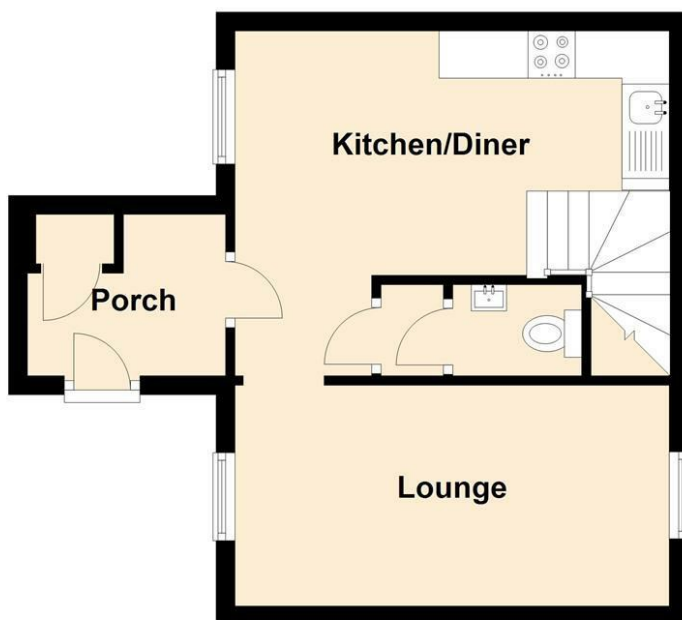
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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



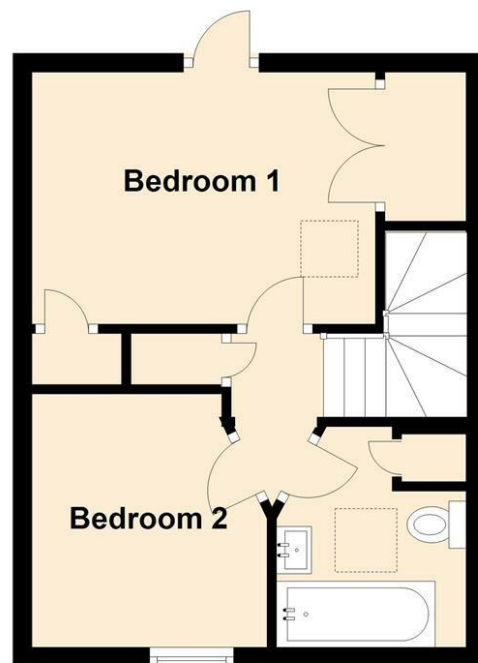


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	19	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

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