

Bron Y Garth

Nebo LL26 0TF

£200,000

A spacious 2 bedroom detached bungalow occupying an attractive position in the small rural hamlet of Nebo, enjoying magnificent far-reaching views across open countryside towards the mountains of Eryri.

Tenure: Freehold. EPC: TBA. Council Tax Band: C.





The property occupies an elevated position with a good-sized front garden, a side driveway providing ample off-road parking for several vehicles, together with a detached single garage. The property backs onto open farmland and enjoys a delightful rural setting, with extensive panoramic views from the front across the surrounding countryside towards the mountains.

The combination of its generous accommodation, established gardens, ample parking, garage and superb countryside and mountain views makes this an interesting opportunity for those seeking a detached bungalow in a peaceful rural setting which they can improve and personalise to their own requirements

PLEASE NOTE: Due to the non-traditional method of construction, the property is being offered for sale to CASH PURCHASERS ONLY.

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Location

Occupying a delightful rural hamlet setting with far-reaching countryside views, situated within 4 miles of the popular Market town of Llanrwst and within 6 miles of the inland tourist resort of Betws y Coed and access to Snowdonia.



Description:

Accommodation:

Front Entrance porch opens into the reception hall, which also provides space for a study area.

The lounge makes the most of the property's setting, with a UPVC double-glazed bay window framing extensive views towards the Eryri mountain range. A feature fireplace provides a focal point, creating a comfortable room in which to relax and enjoy the outlook.



The spacious breakfast kitchen offers ample room for everyday dining and is fitted with a range of units, a single-drainer sink, an electric cooker point and a concealed extractor. A rear-facing UPVC double-glazed window overlooks open farmland, bringing a lovely rural backdrop to the room. A built-in larder cupboard is complemented by a walk-in pantry with shelving and space for freezers, which also houses the electricity meter.
An enclosed rear entrance porch provides a useful everyday entrance, with access to a cloakroom fitted with a low-level WC, shelving and the oil-fired central heating boiler.

From the lounge, a door opens into an inner hallway serving the sleeping accommodation. The front bedroom enjoys the far-reaching views through a UPVC double-glazed window, while the rear double bedroom benefits from fitted wardrobes. A bathroom fitted with a bath, wash basin and WC, together with a built-in airing cupboard, completes the accommodation.

The property benefits from oil-fired central heating and UPVC double glazing

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch:
6'5" x 4'4" (1.97m x 1.34m)

Hall/Study:
8'1" x 7'8" (2.48m x 2.34m)

Lounge:
10'10" x 18'2" (3.31m x 5.56m)

Dining Kitchen:
11'1" x 11'1" (3.38m x 3.39m)

Inner Hall

Bedroom 1:
10'3" x 11'10" (3.14m x 3.62m)

Bedroom 2:
12'9" x 10'2" (3.89m x 3.1m)

Bathroom:
6'3" x 9'10" (1.91m x 3m)

Outside:
Small rear garden extending to side elevation, large grassed front garden, driveway, ample parking and detached car garage.

Services:
Mains water, electricity and drainage are connected to the property. Oil fired central heating (not tested)

Viewing Llanrwst
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

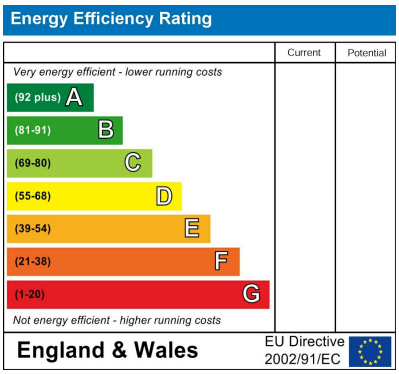
Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such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

Council Tax:
Band C.









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.

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