



30 Bro Gethin

Betws-Y-Coed LL24 0BT

£149,950

A 3 bedroom end-terraced home in need of upgrading enjoying open countryside views, situated on the edge of the popular village of Betws-y-Coed with all of its amenities.

Tenure: Freehold. Council Tax Band - C. EPC Rating - D.

Occupying a delightful position at the end of a quiet residential cul-de-sac, this end of terrace home enjoys a lovely open outlook to the front and looks directly onto fields.

In need of upgrading, the property is partially centrally heated to the ground floor only. The ground floor accommodation affords Lounge, dining kitchen and cloakroom

Upstairs, the property offers three well proportioned bedrooms, with the two front bedrooms enjoying pleasant outlooks, and a family bathroom.

The property enjoys gardens to the front and side.



Tel: 01492 642551

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



Location

Located on the outskirts of Betws-y-Coed, within the Snowdonia National Park, this property offers easy access to local amenities, woodland walks, and the renowned beauty of the surrounding countryside—making it an ideal family home or investment.

Entrance Hall

Wooden door leading to entrance hall with storage cupboard.

Lounge

14'5" x 10'9" (4.41 x 3.29)

Glazed window overlooking open fields, radiator, door to hallway and kitchen.

Dining Kitchen

15'4" x 11'7" (4.69 x 3.54)

Range of base and wall units with work surface over, stainless steel sink unit, breakfast bar, gas cooker point, plumbing for washing machine, radiator, storage cupboard.

Inner Hall

Radiator, understair storage cupboard, part glazed door, staircase to first floor

Cloakroom

Low Level w.c., wash hand basin, part tiled walls.



Bedroom 1

8'10" x 7'6" (2.71 x 2.31)

Views to open fields to the front elevation, built in storage cupboard.

Bedroom 2

12'6" x 8'6" (3.83 x 2.60)

Views to open fields to front elevation, built in wardrobes.

Bedroom 3

11'7" x 11'2" (3.54 x 3.42)

Built in wardrobe.

Bathroom

7'8" x 6'4" (2.35 x 1.95)

Panel bath, low level w.c., wash hand basin, airing cupboard housing gas central heating boiler.

Agents Note

Please note that this property is subject to a Local Occupancy Restriction - Section 57 of The Housing Act. The purchaser must have lived or worked in the area within a 30 mile radius for over 3 years.

Viewing Llanrwst

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

Proof Of Funds

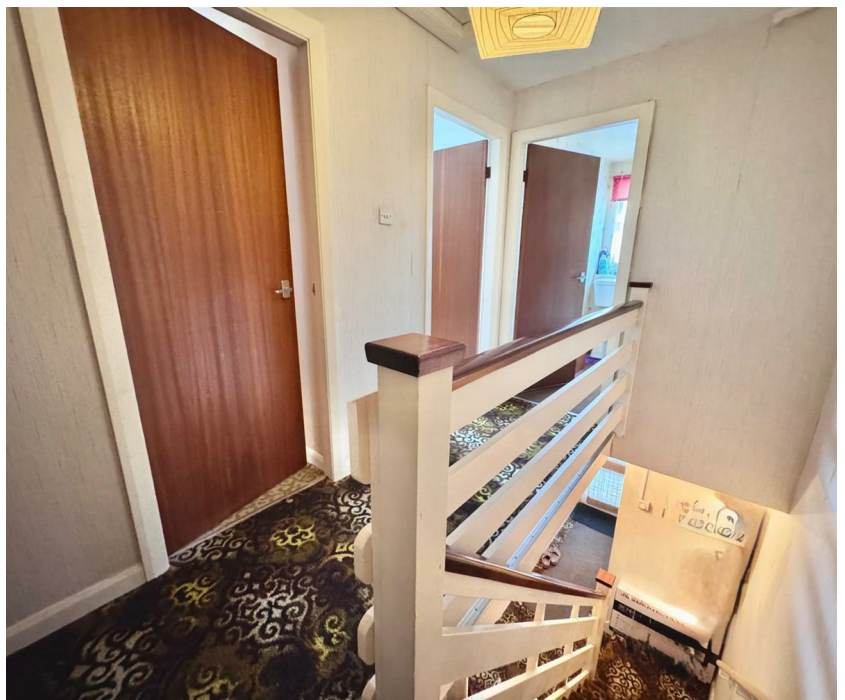
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

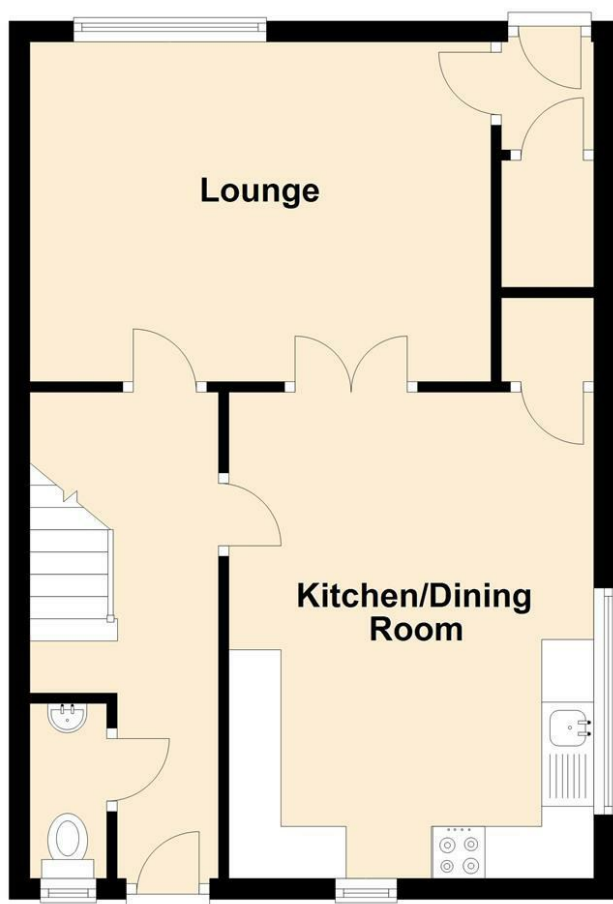
Directions

From Llanrwst, continue along the A470, through Betws y Coed out towards Capel Curig. On leaving the village, turn left into Pentre Du by the school and follow the road round. Take the first right into the cul-de-sac and the property will be viewed on the right hand side at the end of the terrace of properties.

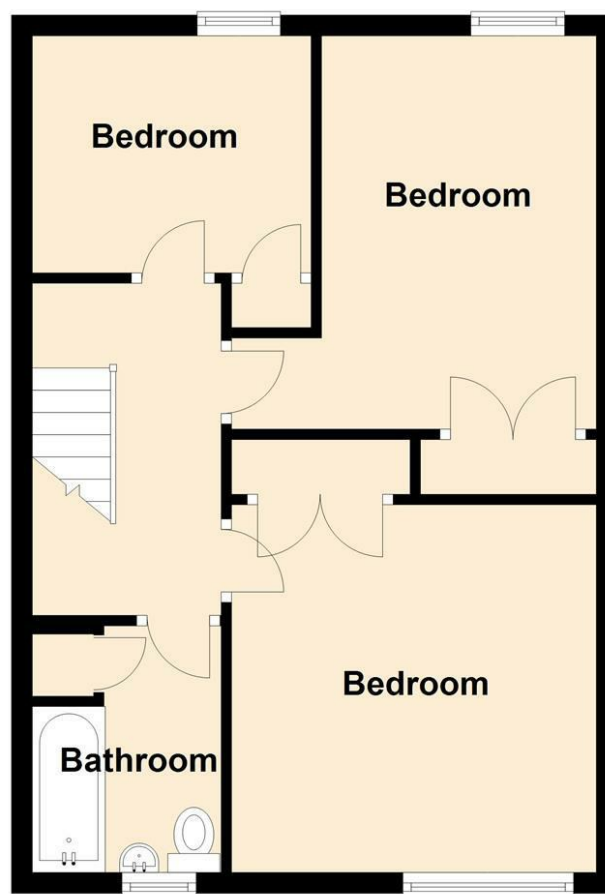


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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