



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TA

Foelas House,

Capel Garmon LL26 0RW

£575,000

A beautifully presented, detached character residence in the heart of Capel Garmon, offering panoramic views of the Snowdonia mountain range.

VIEWING HIGHLY RECOMMENDED

This substantial four-bedroom village home has been sympathetically upgraded and tastefully modernised to a high standard, blending traditional charm with contemporary comfort.

Constructed of attractive stone under a slate roof, the house boasts double glazing, oak timberwork throughout, and a welcoming, homely feel. The accommodation is spacious and versatile, ideally suited for family living or as a luxurious retreat.

A standout feature is the newly fitted country-style kitchen with central island, quartz worktops, and integrated appliances. The reception rooms include 2 comfortable sitting rooms with exposed stone fireplaces and wood-burning stove, and a separate dining room.

There are three double bedrooms and a stylish family bathroom on the first floor, including a newly installed ensuite to the principal bedroom. A fourth double bedroom is located on the ground floor, along with a smartly appointed shower room, offering flexible use as a guest suite or home office.



Location

Externally, the property continues to impress with an enclosed rear courtyard, ideal for outdoor dining, and steps leading to a well-maintained garden with lawn and patio seating area. The rear elevation enjoys uninterrupted, far-reaching views across open fields toward Snowdon and the surrounding peaks, an ever-changing backdrop of exceptional natural beauty.

Located in a prominent and attractive village setting, adjacent to a historic stone church. The village has a Public House and local Primary school. Betws y Coed is with 2 miles - a picturesque inland tourist resort.

Accommodation Affords:
Approximate measurements only.

Oak front door leading to Sitting Room:

Sitting Room: 15'1" x 13'0" (4.6m x 3.97m)
Sash double glazed oak window to front elevation; built in alcove storage cupboard; feature inglenook fireplace with multi fuel stove and slate lintel and hearth; balustrade staircase leading off to first floor level; electric meters.

Living Room: 15'7" x 14'7" (4.76m x 4.47m)
Feature recessed stone fireplace with cast iron multi fuel stove; oak flooring; dado rail; sash oak windows overlooking front of property; telephone point; TV point; twin oak doors leading through to kitchen.

Kitchen: 15'8" x 11'2" (4.8m x 3.41m)
Newly fitted base and wall units with complementary quartz worktops and central island. Integrated appliances including 'Bosch' fridge freezer, Bosch dishwasher, 1 1/2 bowl sink, Rangemaster Professional cooking range - Electric double oven and induction ceramic hob with concealed 'AEG' extractor above. Integrated Tall cupboard housing larder with pull out shelving. Breakfast bar, integral recessed ceiling lights.



Dining Room: 13'9" x 9'10" (4.2m x 3.0m)

French doors leading onto rear courtyard with oak and glazed canopy; fireplace recess with oak lintel, slate hearth; coal effect electric stove; Victorian style radiator; understairs storage cupboard.

Rear Entrance and Utility: 10'9" x 8'0" (3.29m x 2.44m)

Oak stable rear door; cloak hooks; tiled floor; bespoke worktops with base units; inset Belfast style porcelain sink; plumbing for automatic washing machine; space for dryer; radiator; sash double glazed window overlooking rear; Worcester boiler for central heating and hot water systems; inset spotlighting.

Shower Room:

Enclosed shower cubicle with mains shower; folding glazed doors; low level W.C; pedestal wash hand basin; heated towel rail; extractor fan.

Bedroom 4: 10'4" x 8'2" (3.15m x 2.5m)

Double panelled radiator; sash double glazed window overlooking rear courtyard.

First Floor:

Landing.

Bedroom 1: 15'3" x 13'1" (4.66m x 4.0m)

Pine floors; 2 sash double glazed oak windows overlooking front; double panelled radiator; TV point.

En-Suite Bathroom: 13'1" x 9'6" (4.0m x 2.9m)

Luxury 4 piece suite, comprising freestanding bath, shower enclosure, vanity wash basin with marble top, low level W.C. Timber panelling to dado level, tiling. UPVC double glazed window.

Bedroom 3: 9'8" x 13'9" (2.96m x 4.2m)

Double panelled radiator; sash double glazed window overlooking rear enjoying views.

Bedroom 2: 16'10" x 10'11" (5.13m x 3.33m)

Pine flooring; picture rail and timber panelled walls; sash double glazed window overlooking front; double panelled radiator; cast iron Former fireplace surround and slate hearth; built-in wardrobes with oak doors.



Family Bathroom: 9'8" x 6'0" (2.96m x 1.85m)
Panelled bath with shower above; glazed shower screen;
low level W.C; pedestal wash hand basin' radiator; built in
linen cupboard.

Outside:

Parking space for two vehicles to the front of the property;
side access leading to superb al-fresco dining and
entertaining area to immediate rear within courtyard with
part glass and oak covered seating area. Steps lead up to
the upper level garden of newly laid patio area. Glorious
mountain and countryside views. Summer house at end of
garden to enjoy the Snowdonia mountain range.

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

Directions:

Proceed to the village of Capel Garmon. As you enter the
village turn right by the White Horse car park and then
immediately left. The property is next to the church
immediately in front.

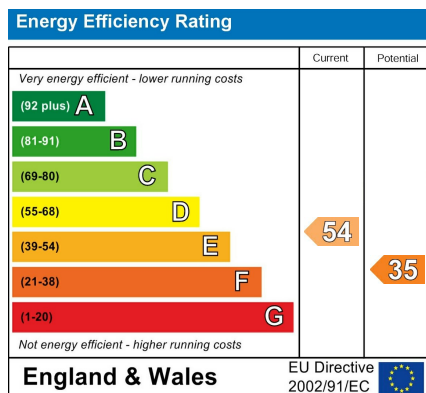
Council Tax Band

Conwy County Borough Council tax band - C

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.





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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