



## 2 Bryn Ysgol

Ysbyty Ifan LL24 0NY

£159,950

A charming single-storey former almshouse, forming one of a row of three character cottages in a delightful rural setting on the edge of a picturesque village.

VIEWING HIGHLY RECOMMENDED

Tenure - Freehold. EPC rating- TBA. Council Tax Band - TBA

This beautifully presented stone-built cottage enjoys a peaceful yet accessible location, with open countryside views and easy access to the many attractions of Snowdonia and North Wales. Lovingly maintained and sympathetically upgraded, the property combines traditional charm with modern comforts, making it an ideal home or investment opportunity.

Comprising Living Room, Breakfast Kitchen, Bedroom 1, Bedroom 2 and Shower Room. The property benefits from double glazing and underfloor heating, offering comfort and efficiency in all seasons.

The front of the cottage is approached via a gravelled pathway with a small seating area, ideal for enjoying the peaceful setting and open views. Large grassed front garden.



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## Location

The village itself is a charming and sought-after community, well placed for exploring the surrounding National Trust countryside and within approximately 5 miles of the historic market town of Betws-y-Coed, often referred to as the gateway to Snowdonia.

## Lounge

12'1" x 12'3" (3.70m x 3.75)

A delightful room featuring an Inglenook-style stone fireplace with substantial slate mantle and multi-fuel stove. Double glazed window to front elevation, timber front door, built-in cloaks and storage cupboard to alcove recess, oak flooring, telephone and TV point, door leading through to the breakfast kitchen



## Breakfast Kitchen

13'1" x 7'1" (4 x 2.17)

Fitted with a range of base and wall units with solid wood work surfaces incorporating inset Belfast-style sink, plumbing for dishwasher and space for fridge. Integrated stainless steel oven with four-plate ceramic hob and concealed filter extractor above. Double glazed window overlooking rear, timber rear door, floor tiling.





### Bedroom 1

11'2" x 10'10" (3.42 x 3.31)

Built-in recessed alcove cupboard, double glazed window overlooking the front enjoying open views, vaulted ceiling.

### Bedroom 2

7'7" x 7'0" (2.33 x 2.14)

Wall mounted electric heater, picture rail, access to roof space, double glazed window overlooking the rear.

### Shower Room

4'7" x 5'5" (1.4 x 1.67)

Three-piece suite comprising enclosed shower cubicle with electric shower, pedestal wash basin, low level WC, heated towel rail, double glazed window to rear, wall and floor tiling, extractor fan, spotlighting.

### Outside

Front garden laid to lawn with seating area. Rear passageway leading to a small enclosed garden area. There is a right of way for No. 3 Bryn Ysgol along the front and rear of the property.

### Agents Note

Underfloor heating is installed throughout the cottage.

### Services

Mains water, electricity and drainage are connected to the property.

### Council Tax

Currently the property is a Holiday Let and is not rated as Residential for Council Tax purposes

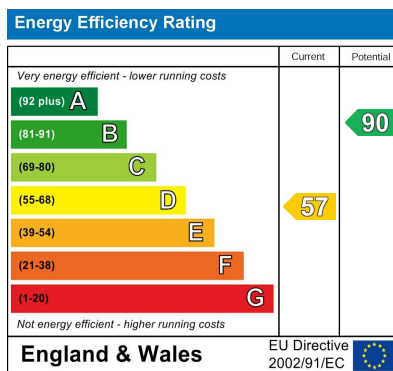
### Directions

On entering the village of Ysbyty Ifan, continue straight ahead without turning left over the bridge. The property will be found a short distance on the right-hand side, just before the school, in an elevated position from the roadside

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

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