



Llidiart Y Godart
Capel Garmon LL26 0RD



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£389,500

A beautifully presented detached country cottage, full of charm and character, set in an idyllic hillside location with extensive grounds of approximately 1.25 acres.

NO CHAIN.

Situated in a tranquil, wooded setting surrounded by open countryside, this spacious and sympathetically extended home offers the perfect rural retreat, ideal for those seeking privacy, nature and an outdoor lifestyle. Nestled at the end of a no-through road between the villages of Llangernyw and Gwytherin, and approximately 3.5 miles from the market town of Llanrwst, the property enjoys a tucked-away location with delightful views down the valley.

The accommodation has been tastefully upgraded and offers generous living space throughout, including a welcoming sitting room with exposed beams and feature fireplace, and a bright, contemporary farmhouse-style kitchen with central island and solid wood worktops. Upstairs, the property offers well-appointed bedrooms with lovely outlooks and a stylish modern bathroom featuring both a freestanding bath and separate shower.

Externally, the property is approached via a private driveway with ample parking and turning space. The gardens are a particular feature, beautifully established and thoughtfully landscaped, with a wide variety of specimen shrubs, mature trees, and colourful perennial planting providing year-round interest. A charming timber summer house with covered seating area enjoys a peaceful position with views across the valley, ideal for alfresco dining or relaxing in nature.



Location

Nestled at the end of a no-through road between the village of Capel Garmon and the market town of Llanrwst approximately 3.5 miles from Betws y Coed in the Snowdonia National Park, the property enjoys a tucked-away location with delightful views down the valley. Access is along a council maintained lane which travels through a neighbouring farmyard.

Key Features:

- Detached, extended country cottage
- Spacious and characterful accommodation
- Set in approx. 1.25 acres of established gardens and grounds
- Superb hillside setting with valley views
- Secluded and peaceful location, surrounded by woodland
- Convenient for Llanrwst and the Conwy Valley

A rare opportunity to acquire a unique rural home in an outstanding setting—early viewing highly recommended.

Entrance Porch

Oak front door and double glazed window.

Lounge 14'9" x 14'5" (4.5m x 4.4m)

Recessed fireplace housing cast iron multi fuel stove, laminated timber effect floor, double glazed window overlooking front enjoying the views, beamed ceiling, radiator, TV point, balustrade staircase leading off to first floor level, under-stair storage.

Dining Room 13'11" x 7'6" (4.25m x 2.3m)

Laminated timber effect floor, radiator, double glazed window overlooking front enjoying views, beamed ceiling.



Breakfast Kitchen 13'0" x 11'2" (3.97m x 3.42m)
Fitted range of base units with oak worktops, single drainer sink with mixer tap, Range Master duel fuel cooking range with canopy extractor above, beamed ceiling, central island with base units and breakfast bar, doorway leading to utility room.

Utility Room 6'0" x 4'0" (1.83m x 1.24m)
Radiator, plumbing for automatic washing machine and dishwasher, space for dryers above.

Cloakroom

Low level WC and pedestal wash hand basin, double glazed window, extractor fan, wall mounted Ideal central heating boiler.

First Floor Landing

Double glazed windows overlooking front with views, radiator.

Bedroom 1 14'9" x 12'0" (4.52m x 3.66m)

Double glazed window overlooking the front enjoying extensive views, double panelled radiator, vaulted ceiling, built-in storage cupboards.

Bedroom 2 12'9" x 13'0" (3.89m x 3.98m)

Double glazed window overlooking side and front elevation enjoying extensive views, laminated flooring, large eaves storage cupboard.

Bathroom 9'7" x 8'2" (2.93m x 2.5m)

4-piece suite, comprising large shower enclosure with sliding glazed doors and tile surround, overhead rainfall style shower, vanity washbasin, low level WC, free standing roll-top bath with claw feet, wall tiling, extractor fan, chrome ladder style heated towel rail.



Outside

Property stands within substantial grounds, enjoying a rural hillside setting, with extensive views to surrounding countryside. The land extends to approximately 1.25 acres (to be confirmed) which comprises of a landscaped garden with flowerbeds and array of plants, bushes and shrubs. Outside water tap, stone and timber built garden store shed measuring 3.6m x 6.6m with light connected. Located at the far end of the garden is a purpose built summer house with covered front area providing internal and external seating areas, enjoying the views down the valley, potbelly stove on the front veranda area. To the left hand side of the property there is hardstanding for parking. At the front and side of the property there is a gravelled seating area for alfresco dining and outside entertaining. In addition there is also a cantilever viewing deck which over looks the valley.

Services

Water and electricity are connected to the property, private drainage (septic tank), LPG calor gas supply for cooking and central heating system.

Agents Note

Please note that the property is located in a rural setting at the end of a pathen made road and all viewings are strictly by appointment through the agents.

Council Tax Band

Conwy County Borough Council tax band - C

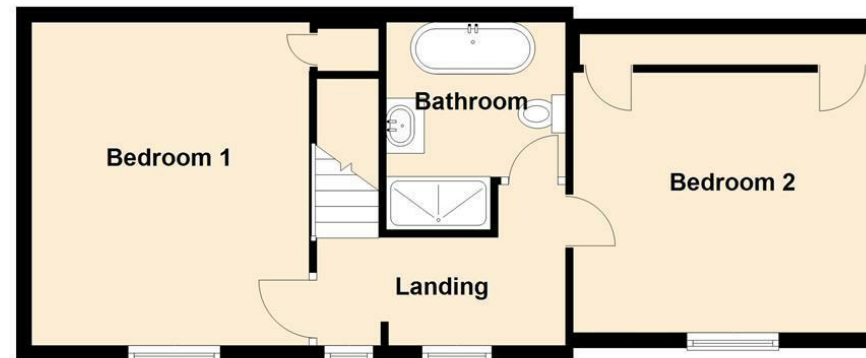


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL28 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

