



3 Bryn Ysgol, Ysbyty Ifan

Offers Over £160,000



With countryside views is this end terrace two bedroom cottage situated in a popular village within a short drive of Betws y Coed. Large lawned garden to the front and side and seating area. Character features including log burning stove.

Excellent investment opportunity or first time buy.

Viewing highly recommended by the selling agents. High heat retention heaters.

Energy Performance Certificate Rating G.



01492 640 415 | bobparry.co.uk

Directions

From Llanrwst follow the A470 south towards Betws y Coed. At the Waterloo Bridge turn left onto the A5. Follow the road along and turn right signposted "Ysbyty Ifan" On entering the village the property will be found on the right hand side.

Accommodation (Approximate Measurements)**Lounge 12'4" x 12'2" (3.76 x 3.72)**

Countryside views to the front. newly fitted log burning stove. Built in storage cupboard. Engineered wood flooring. Television point. Wifi.

Kitchen**13'2" x 7'1" (4.02 x 2.15)**

With a range of fitted wall and base units having complimentary work surfaces. Belfast style sink unit with mixer tap. Integrated dishwasher and fridge. Built in oven with ceramic hob and overhead extractor fan. Tiled floor. Door to rear garden.

Shower Room

Corner shower cubicle with electric shower. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. Tiled floor.

Bedroom One**11'4" x 10'10" (3.45 x 3.31)**

Countryside views.

Bedroom Two**7'7" x 7'0" (2.32 x 2.13)****Listed**

The cottage is Grade II Listed.

Agent's Note

The cottage is currently a holiday let, furniture is available under separate negotiation.

Services

To Be Confirmed.

Tenure

Freehold. Solicitors to confirm.

Viewing

Please contact us on 01492 640 415, llanrwst@bobparry.info or alternatively text 07778376424.

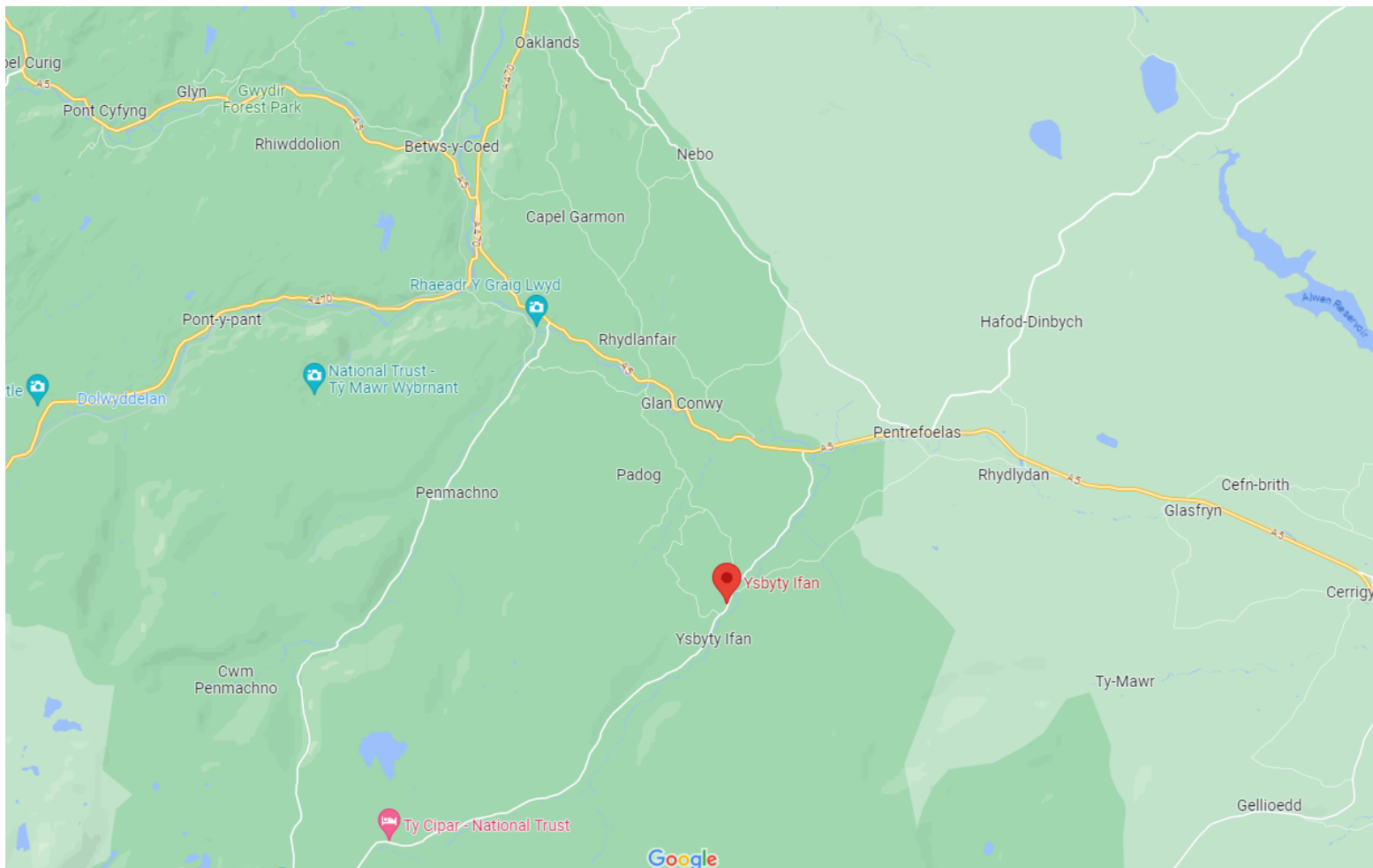
Making An Offer

In order to comply with Money Laundering Regulations we will require a certified copy of your drivers licence or passport and a copy of a utility bill.



PLEASE CALL 01492 640 415 TO ARRANGE A VIEWING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 19 G | |



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