



Bwthyn Pen Yr Allt

Betws Y Coed

£285,000

A delightful "long welsh stone cottage" situated in a rural setting on the outskirts of the picturesque village of Betws y Coed in a quiet woodland setting.

Hidden away amongst the hillsides of Betws y Coed in a clearing within the forest, enjoying peace and tranquility. Three bedroom accommodation over a single level with character features. Parking and garden area located mainly to front and side of property. Affording living room with inglenook style fireplace, breakfast kitchen, entrance and utility room, bathroom, inner hallway, 3 bedrooms. The property is in need of some upgrading but this is an opportunity that seldom presents itself in this area.



Tel: 01492 642 551
www.iwanmwilliams.co.uk





LOCATION

Betws y Coed is situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of outstanding national beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby.

ACCOMMODATION

The Accommodation Affords:
(Approximate measurements only)

Living Room 12'2" x 12'1" (3.71 x 3.68) Feature inglenook style fireplace with multi-fuel stove, slate hearth, sash window to front elevation, timber and glazed door to front, TV point.

Breakfast Kitchen 12'0" x 11'0" (3.65 x 3.35) Sash window overlooking front and rear of property, electric cooker points, single drainer sink, base units with shelving above, Telephone point. Doorway leading through to rear entrance and utility area.



Utility Area 8'6" x 7'8" (2.6 x 2.34)

Space for fridge/freezer, stable rear door, electric meters, large built in cupboards, one with space and plumbing for automatic washing machine and the other providing ample cloak storage.

Bathroom 3 piece suite comprising panel bath, wash hand basin and low level WC. Window to side elevation.

Hallway with windows to rear elevation .

Bedroom 1 10'6" x 8'10" (3.21 x 2.69)
Night storage heater, sash window to front elevation.



Bedroom 2 8'10" x 9'1" (2.69 x 2.76)
Sash window overlooking front of property.



Bedroom 3 12'1" x 8'11" (3.68 x 2.71)
Sash window overlooking front. Access to roof space.

Outside: Property is approached from the council maintained highway from via a track which leads to the front of the property. The garden area mainly lies to the front of the property. Views overlooking woodland and farmland. Grassed garden and hard-standing for parking.

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

Directions: Proceed through the village of Betws y Coed in the direction of Capel Curig, turn right over the Pont y Pair bridge and immediately left. Follow the road up through the forest taking a very sharp right steeply uphill after Coed Cynhelier Farm. Continue up this road for approximately half a mile where upon one will see a small track leading through a stream. Continue through the gate, bear left with the track, and Bwthyn Pen yr Allt will be viewed on the right hand side.



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 or 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

Charlton Stores
5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642 551
Fax: 01492 642 501
Email: enq@iwanmwilliams.co.uk
Web: www.iwanmwilliams.co.uk

