



BOB PARRY

Maes Y Garth, Betws Y Coed, LL24 0HD

Offers Over £700,000

IN BRIEF

Designed by Clough William Ellis and extended by the current owners is this impressive five bedroom detached house with a one bedroom spacious annexe to the side which is completely separated from the main residence. Far reaching views down the Conwy Valley. Large gardens to the front and rear giving space for shepherd huts or glamping pods (subject to usual planning consent). Ample parking for five cars and a large double garage.

The property is situated in an elevated position off the A470 just outside of Betws Y Coed. There is a pathway and suspension bridge crossing the River Conwy allowing you to walk into the centre of the village within ten minutes.

All bedroom have en-suite shower rooms and the property is currently run as a Bed & Breakfast allowing the owners to live completely separate in the adjoined annexe. Buyers should note that the sellers are not in a chain and are able to move quickly.

DIRECTIONS

From Llanrwst head south on the A470 towards Betws Y Coed. Turn left before the Waterloo Bridge onto Lôn Muriau and turn right onto the shared drive to Maes Y Garth.

TAX

The property is believed to be in band TBC. Information from www.voa.gov.uk.

TENURE

We have been advised by the seller that the property is freehold. Interested purchasers should seek clarification of this from their solicitor.

SERVICES

None of the services have been tested, however it was noted that mains water, drainage and electricity are connected. Oil fired central heating.



Accommodation (Approximate Measurements)

Covered Entrance Door

Entrance Hall

Bedroom One 3.83m x 2.86m (12'7" x 9'5")

En-Suite

Shower. Low level WC. Wash hand basin.

Bedroom Two 5.01m x 2.91m (16'5" x 9'7")

En-Suite

Walk in shower. Low level WC. Wash hand basin.

Utility Room 3.00m x 1.82m (9'10" x 6'0")

Inner Hallway

Bedroom Three 3.47m x 2.89m (11'5" x 9'6")

En Suite

Shower. Low level WC. Wash hand basin.

Bedroom Four 4.51m x 4.42m (14'10" x 14'6")

En-Suite

Shower. Low level WC. Wash hand basin.

Bedroom Five 4.41m x 4.13m (14'6" x 13'7")

En-Suite

Shower. Low level WC. Wash hand basin.

Dining Room 5.93m x 4.09m (19'5" x 13'5")

With doors leading onto the balcony and open to the kitchen.

Kitchen 3.64m x 2.97m (11'11" x 9'9")

The Annexe

Ground Floor Bedroom 5.23m x 3.75m (17'2" x 12'4")

En-Suite

Shower. Low level WC. Wash hand basin.

Large Dining Kitchen 5.24m x 4.87m (17'2" x 16'0")

Lounge 5.84m x 5.25m (19'2" x 17'3")

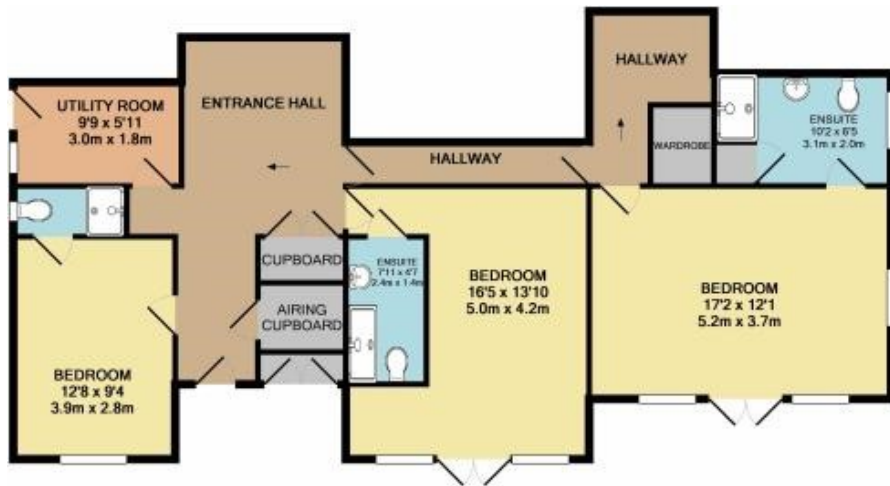
With doors onto the balcony.

Garage

Large double garage with up and over door.







GROUND FLOOR
APPROX. FLOOR
AREA 983 SQ. FT.
(91.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 787 SQ. FT.
(73.1 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 1024 SQ. FT.
(95.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 2793 SQ. FT. (258.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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