

**BOB**PARRY

TANRALLT, CAPEL CURIG  
OFFERS IN THE REGION OF £235,000  
REFERENCE: 11851



- 2 DOUBLE BEDROOMS
- EXCELLENT VIEWS
- AMPLE PARKING

- GARAGE & WORKSHOP
- VIEWING ESSENTIAL
- EPC RATING - F33



DIRECTIONS

From Llanrwst take the A470 south towards Betws y Coed. At the Waterloo bridge turn right and go through the village following the road to Capel Curig. On entering the village turn left just after the 30 mph sign going over the stone bridge and the property will be found a short distance along on the right hand side up the drive.

Accommodation (approximate measurements)

Glazed uPVC door leading to:-

Entrance Porch

With slated tiled floor and glazed door to:-

Lounge 4.60m x 3.65m (into alcove) (15'1" x 12'0" (into alcove))

Feature stone fireplace with log burning stove. Slate tiled floor. Radiator. Television point. Stairs to the first floor landing. Outstanding views.

Dining Kitchen 4.62m x 2.19m (15'2" x 7'2")

With fitted wall and base units having complimentary work surfaces and tiled splash backs. Stainless steel sink unit. Electric hob with grill and oven under. Space and plumbing for a dishwasher. Excellent views.

Utility 3.16m x 1.82m (10'4" x 6'0")

Space and plumbing for an automatic washing machine. Slate tiled hearth. Velux window.

Bathroom

Panelled bath with mains overhead shower and glass splash panel. Low level WC. Pedestal wash hand basin. Radiator. Worcester combi boiler. Velux window.

Landing

Smoke detector.

Bedroom No: One 4.51m x 2.82m (14'10" x 9'3")

Outstanding views. Radiator.

Bedroom No: Two 4.51m x 2.42m (14'10" x 7'11")

Built in storage cupboards. Radiator. Outstanding views.

OUTSIDE

Ample parking to the side. Garden to the rear with kennels, chicken run, storage shed.

Workshop 6.59m x 5.80m (21'7" x 19'0")

With electricity supply.

Making An Offer

Please note that if you make an offer on a property and it is accepted we will need to see proof of identification. We recommend that you bring your identification with you to all viewings so that the agent can take a copy.

This will speed up the process of buying a property. Please be aware that emailed copies will not be accepted. This is in order for you and us to comply with the Money Laundering Regulations.

Tenure

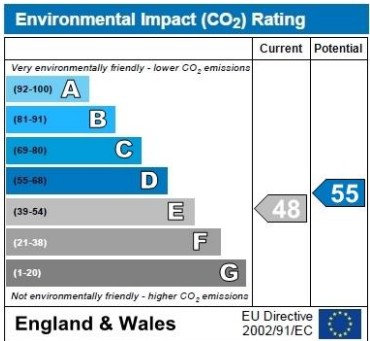
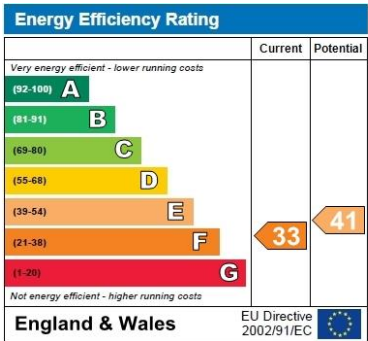
The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in TBC. Information from [www.voa.gov.uk](http://www.voa.gov.uk)

Viewing Arrangements

Please contact our Llanrwst office on: 01492 640415 or email us at [llanrwst@bobparry.info](mailto:llanrwst@bobparry.info)



21 Denbigh Street, Llanrwst, Conwy, LL26 0LL  
01492 640415 | [www.bobparry.info](http://www.bobparry.info) | [llanrwst@bobparry.info](mailto:llanrwst@bobparry.info)

Whilst we endeavour to make these details as helpful as possible, we do not guarantee their accuracy. Measurements , floorplans and photos should not be relied upon for any use including the purchase of the property. Any interested buyers should make arrangements to inspect the property. Bob Parry Estate Agents & Auctioneers do not themselves test any services connected to any property offered by them for sale or to let.