



## Nant Villa

Nr Llanrwst

£235,000

A deceptively spacious 3 bedroom semi detached ex-forestry stone cottage in idyllic edge of forest setting.

Located on the approach to the Gwydir Forest in a highly popular area, commanding an elevated rural setting enjoying countryside views. Affording: Entrance Hallway, Living Room, Dining/Morning Room, Kitchen, Rear Porch, Landing, 3 Bedrooms and Bathroom. Garage and Large gardens.

Oil fired central heating and uPVC double glazed windows. Some modernisation required.



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## LOCATION

Located within 1.5 miles of the traditional market town of Llanrwst and 4 miles of the inland tourist resort of Betws Y Coed. Ideally situated to explore the lakes, mountains and forests of Snowdonia whilst the Victorian town of Llandudno and the beaches of North Wales are only 15 miles to the north.

## ACCOMMODATION

The Accommodation Affords: (Approximate measurements only)

Covered Front Entrance: Leading to:

Front Entrance Hall: Timber and glazed front door; staircase leading off to first floor level; radiator.

Living Room: 13'7" x 12'10" (4.14 x 3.91) Tiled fireplace surround and hearth; tiled floor; double panelled radiator; uPVC double glazed window overlooking rear enjoying views. Understairs storage cupboard housing 'Worcester' central heating boiler. Door to:

Sitting/Dining Room: 11'0" x 10'5" (3.35 x 3.17) Tiled fireplace surround; telephone point; double panelled radiator; uPVC double glazed window to rear with views. Door to:





**Kitchen:** 10'11" x 6'1" (3.33 x 1.86) Base and wall cupboards; single drainer sink; electric cooker point; radiator; space and plumbing for washing machine; uPVC double glazed window overlooking front.

## First Floor

**Landing:** Radiator; access to roofspace; uPVC double glazed window to front. Built-in cylinder and linen cupboard.

**Bathroom:** Three piece suite comprising panelled bath with shower above; low level W.C; pedestal wash hand basin; wall tiling; built-in linen cupboard with shelving; radiator.

**Bedroom 1:** 10'10" x 9'0" (3.31 x 2.75) UPVC double glazed window overlooking rear of the property enjoying views.

**Bedroom 2:** 12'10" x 8'10" (3.91 x 2.69) Radiator; uPVC double glazed window with extensive views; built-in wardrobe.

**Bedroom 3:** 10'11" x 7'7" (3.32 x 2.32) Radiator; uPVC double glazed window overlooking front of the property.

**Outside:** The property stands in good size plot, has shared driveway which leads down to lower section yard with detached car garage. Grassed gardens to rear and side of the property.

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

**Directions:** Proceed from Llanrwst over the bridge towards Trefriw, take left toward Betws y Coed and then immediately right up the hill and continue for approximately  $\frac{3}{4}$  of a mile through the forest. The property will be viewed on the left hand side up the hill.

**Services:** Private water and drainage, mains electricity, oil central heating,

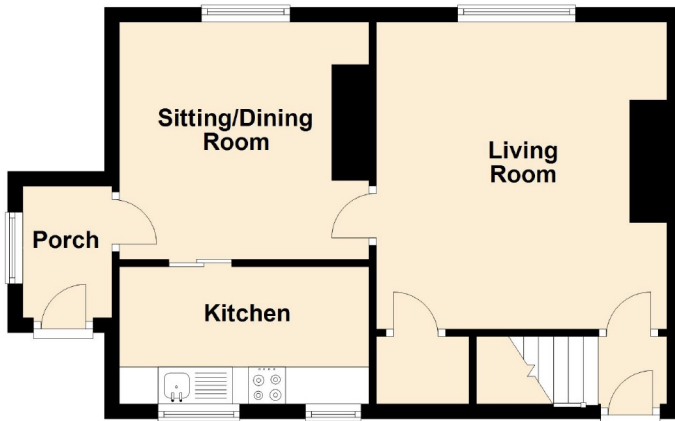
**Proof of ID:** In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



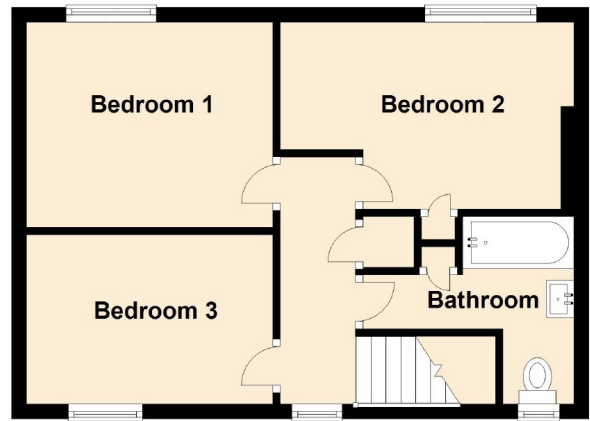
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>107</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>51</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			<b>1</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



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