

TANRALLT COTTAGE, NR BETWS Y COED  
OFFERS IN THE REGION OF £189,950  
REFERENCE: 22833



- END TERRACED HOUSE
- ORIGINAL FEATURES

- GOOD SIZE GARDENS
- SEMI-RURAL LOCATION

## DIRECTIONS

Head out of Llanrwst on the A470 towards Betws y Coed. At the Waterloo Bridge turn left onto the A5 and take the first right turn onto the A470 signposted Dolwyddelan. Travel a short distance along the road and soon after following the road around to the left (at the exposed rock drilled area), take a left hand turn in the direction of Penmachno. Tanrallt Cottage can be found a short distance up the road on the right hand side.

## Description

A two bedroom end of terrace stone built property with countryside views. The property is approximately 1 mile from Betws y Coed and approximately 4.5 miles from Dolwyddelan. Night storage heaters to all main areas including bedroom, lounge and kitchen. No pets. No smokers. Furnished. EPC E40

### Lounge 4.59m x 3.65m (15'1" x 12'0")

Log burner with feature fireplace. Storage heater. Consumer unit. UPVC double glazing. Stairs to the first floor landing. Laminate flooring, Telephone line.

### Kitchen 2.01m x 4.37m (6'7" x 14'4")

Electric cooker and hob. Extractor fan built in. Stainless steel sink. Washing machine. UPVC double glazing. Storage heater. Range of wall and base units with matching work surfaces. Fridge and freezer. Dining area.

### Stairs to first floor

### Bedroom One 2.02m x 4.57m (6'8" x 15'0")

Storage heater. UPVC double glazing. Storage cupboard.

### Bedroom Two/ Open plan 4.67m x 3.64m (15'4" x 11'11")

PVCu double glazed unit.

### Shower Room

Low level WC. Corner shower cubicle. Wash hand basin, Shaver point. PVCu double glazed unit.

### Services

None of the services have been tested. It was noted that the property has a cesspit tank, private water supply and mains electricity is connected.

### Outside

Good sized garden to the side. Log shed. Tool shed.

### Tenure

The property is available Freehold. Solicitors to confirm.

### Tax Band

The property is believed to be in C. 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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</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>71</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>20</b>	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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