



Bron Rhedyn

Betws Y Coed

£475,000

A substantial character stone premises currently forming part of Rhyd Y Creuau Field Centre located on the outskirts of Betws y Coed in the Snowdonia National Park.

Occupying a prominent setting adjacent to the A470 within a mile of the picturesque inland tourist resort of Betws Y Coed. Substantial stone premises set within its own grounds with garden and large parking area. Currently providing 4 separate units of staff accommodation for the field centre, but lending itself to a multiple of other uses (Subject to consent). This is a beautiful stone property and would make a lovely family home, guest house or investment property. Improvements and modernisation will be required - Viewing highly recommended.



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 Natural 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)

1 BRON RHEDYN

Kitchen: 13'1" x 5'8" + 4'11" x 5'5" (4 x 1.73 + 1.49 x 1.66) Base and wall units; electric cooker point; extractor fan; single drainer sink; electric meter unit; twin uPVC double glazed doors to side elevation.

Sitting Room: 11'6" x 9'10" (3.51 x 3) Door to front elevation; night storage heater; cast iron stove and fireplace surround. Door to:

Inner Hallway: Staircase leading off to first floor level; night storage heater.

Second Sitting Room/Bedroom: 12'6" x 8'11" (3.82 x 2.72) Window overlooking side and rear; night storage heater.



Utility and Shower Room: 7'10" x 2'11"
(2.4 x .89) Plumbing for automatic washing
machine; extractor fan.

First Floor - Landing: Linen cupboard

Bedroom 1: 9'10" x 13'8" (3 x 4.17) Night
storage heater.

Bedroom 2: 11'1" x 9'9" (3.39 x 2.98) With
En-Suite shower room; double glazed window
to front; night storage heater.

Bedroom 3: 12'6" reducing to 10'2" x 9'10"
(3.8 reducing to 3.1 x 3) With En-Suite shower
room; Night storage heater.

Shower Room: Shower; wash basin and
W.C.



2 BRON RHEDYN UPVC double glazed front
door into:

Small Reception Lobby: Curved walls and
windows overlooking front; coved ceiling.

Sitting Room: 12'2" x 9'10" (3.7 x 3) Cast
iron fireplace surround with stove; slate
hearth; double glazed window to front; night
storage heater.

Inner Hallway: Turned staircase leading off
to first floor level; night storage heater.

Kitchen: 10'2" x 7'10" (3.1 x 2.4) Fitted base
and wall cupboard; single drainer sink; built-in
oven; four plate ceramic hob and filter
extractor above; small side window.



Living Room: 17'9" x 15'4" (5.4 x 4.67)
Double glazed window overlooking front;
coved ceiling; feature recess fireplace with
slate lintel; night storage heater.

First Floor - Landing: Access to roofspace.

Bedroom 1: 17'8" x 15'5" (5.39 x 4.69)
Overlooking front; double glazed window;
night storage heater. Fireplace surround with
cast iron inset and slate hearth.

Bedroom 2: 10'2" x 9'5" (3.1 x 2.86) Night
storage heater; double glazed window to
front; timber and cast iron fireplace surround.

Bathroom: 10'4" x 11'7" (3.15 x 3.52) Night
storage heater; low level W.C; panelled bath
with shower above.



3 BRON RHEDYN - GROUND FLOOR
FLAT

Living Room: 12'4" x 17'11" (3.77 x 5.46)
Night storage heater; brick fireplace surround with cast iron stove; slate hearth; double glazed window to side; uPVC double glazed side door.

Kitchen: 10'6" x 4'7" (3.2 x 1.4) Base and wall units with complementary worktops; cooker and extractor hood; single drainer sink.

Shower Room: Low level W.C; wash basin; shower enclosure; extractor fan.

Bedroom: 14'9" x 13'1" (4.5 x 4) Night storage heater; cast iron and tiled fireplace surround; double glazed window to front.

4 BRON RHEDYN UPVC double glazed ground floor access with staircase leading up to first floor level.



Living Room: 16'5" x 12'6" (5 x 3.8) Cast iron fireplace; night storage heater; window overlooking side.

Bedroom: 13'1" x 13'5" (4 x 4.1) Double glazed window to side elevation; cast iron fireplace surround; night storage heater.

Kitchen: 11'3" x 5'5" (3.42 x 1.65) Fitted base units; single drainer sink; inset cooker; velux double glazed window. Door to:

Shower Room: Shower enclosure; pedestal wash hand basin; low level W.C; velux window.

Outside: The property has substantial front and side garden areas, outside stone store sheds.

Services: To be confirmed.

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

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.





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

