



## Pen Yr Efail Cottage Betws Yn Rhos, LL22 8PL

**£325,000**

 2  1  3  E

**EPC - TBC**

**Council Tax Band - E**

**Tenure - Freehold**

# , Betws Yn Rhos

## 2 Bedrooms - Bungalow - Detached

No Onward Chain!! - A hidden gem!! - Located in the village of Betws Yn Rhos, a two bedroomed bungalow. Nestled within lovely landscaped gardens, comprising of three reception rooms, kitchen, cloakroom, two bedrooms, bathroom and outside utility. To the outside, a large driveway providing ample off road parking for several vehicles, a variety of outbuildings, double garage and stunning views surrounding. Further benefits include a paddock to the front elevation, acreage tbc. Viewing is highly recommended. EPC Rating E49.



### Accommodation

Hardwood door leads into:

### Entrance Porch

A good size entrance porch with radiator, tiled mosaic flooring, cupboard housing the electric meter, feature window into the lounge and further accommodation off.

### Cloakroom

7'9" x 3'4" (2.36m x 1.02m)

With low flush W.C, radiator, wall mounted basin, tiled flooring and double glazed obscure window to the front.

### Reception Hall/ Sitting Room

11'10" x 11'10" (3.61m x 3.61m)

A welcoming reception hall/ sitting room with tiled flooring, radiators, power points and double glazed dual aspect windows to the side elevation providing stunning countryside views.

### Lounge

16'1" x 15'6" (4.90m x 4.72m)

Having a feature fireplace with log burner on a slate hearth, radiator, power points, double glazed window to the front and further dual aspect windows to the side.

### Inner Hallway

Doors off to further accommodation.

### Kitchen

9'2" x 11'8" (2.79m x 3.56m)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink with bowl and drainer, space for fridge freezer, void for cooker, plumbing for dishwasher, partly tiled walls, quarry tiled flooring, radiator, power points, feature beamed ceiling, double glazed window to the side and hardwood stable door leads out to the side patio.

### Bedroom One

15'8" x 9'7" (4.78m x 2.92m)

With radiator, power points and double glazed window to the side.



## Bedroom Two

12'3" x 10'0" (3.73m x 3.05m)

With radiator, power points, storage cupboard and double glazed window to the side.

## Bathroom

11'10" x 5'4" (3.61m x 1.63m)

Offering low flush W.C, pedestal basin, panelled bath, shower cubicle, tiled flooring, partly tiled walls, radiator and double glazed obscure window to the side.

## Rear Sitting Room

16'9" x 15'5" (5.11m x 4.70m)

A fabulous size room with feature fireplace and open fire with exposed brick walls, radiator, power points, slate tiled flooring, double glazed windows to the side and rear elevation.

## Utility

10'10" x 7'8" (3.30m x 2.34m)

Outside utility with ample storage space providing wall, drawer and base units with work surfaces over, stainless steel sink, Worcester oil boiler, partly tiled walls, quarry tiled flooring, power points and double glazed window to the side and rear.

Door leads into a fabulous size pantry.

## Outside

The property is approached via timber gates and a large driveway providing ample off road parking for several vehicles.

Double garage with car port with side door.

Five outbuildings, great for storage and a potential business use for kennels!


The garden offers large lawned areas with fabulous shrubs, trees, mixed borders and patio areas with stunning views over the countryside and running stream to the woodland.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	49	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.