



BOB
PARRY
PRESTIGE

The Royal Oak Farmhouse, Betws y Coed, North Wales £599,000

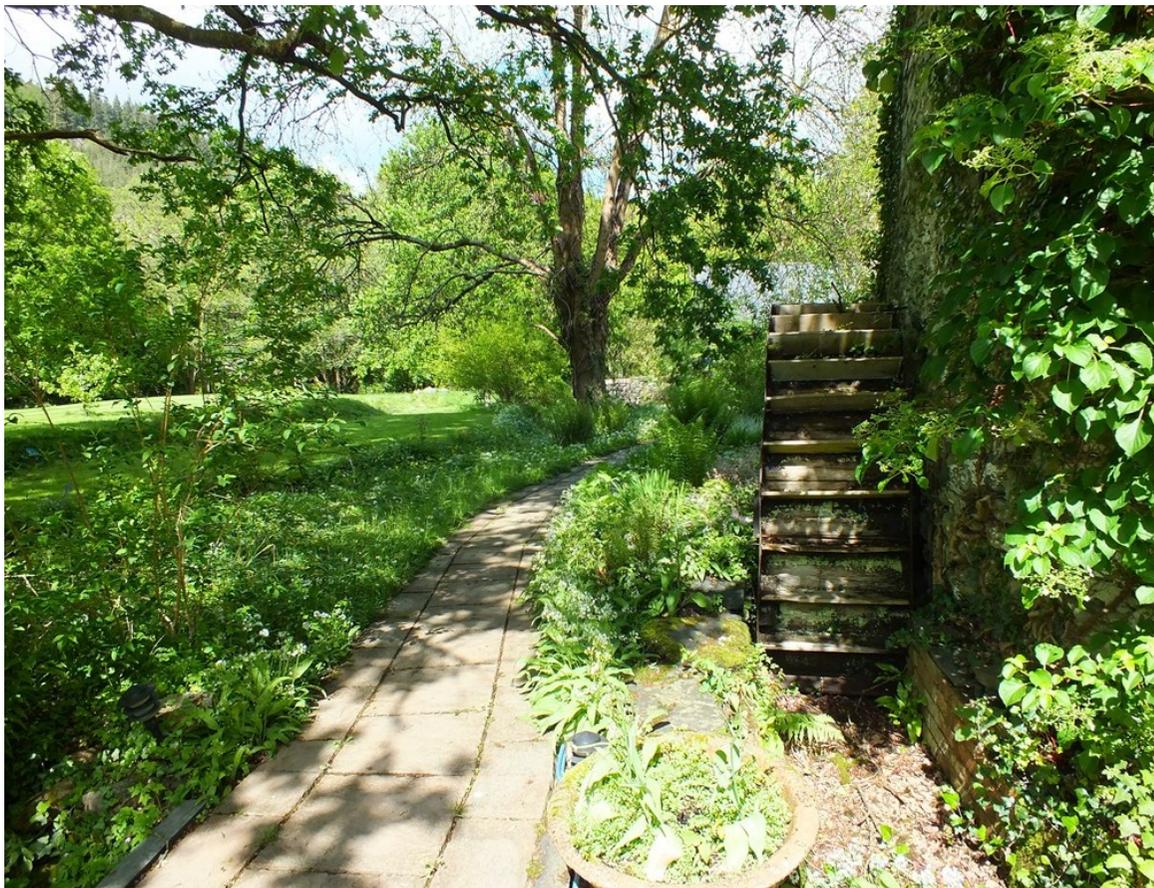
IN BRIEF

An opportunity to acquire this detached three/four bedroom family home with annex/garage, double garage, parking, large gardens and rights to the river. The main residence dates back to the 17th Century with many character features including exposed beams, fireplaces and diamond leaded windows. The location is a major feature.

The location of this unique holding is a major feature. Situated on the river Llugwy in the centre of Betws y Coed in a most private spot within a minute's walking distance of all the local amenities and village centre. Ample parking and double garage. Large lawned gardens to the side of the property with a good range of trees, bushes and shrubs. Storage sheds one which is currently used as a laundry room. The vendors of this property have asked that any potential buyer respects the privacy of The Royal Oak Farmhouse and contacts the selling agents Bob Parry to arrange either external or internal viewings.

GARDENS

Large gardens mainly to the side with large lawned area, seating areas and rights to the river. There is an old water wheel to the side of the main cottage and leat which is currently dammed. A wide range of trees, shrubs and wild flower surround the property. Storage shed and small outbuilding with power which is currently used as a small laundry room.







ACCOMMODATION

Royal Oak Farmhouse

Entrance Hall	
Lounge	5.58m x 5.01m (18'4" x 16'5")
Dining Room	4.83m x 4.52m (15'10" x 14'10")
Kitchen	6.28m x 3.86m (20'7" x 12'8")
Sitting Room/Bedroom Four	4.98m x 3.96m (16'4" x 13'0")

First Floor Landing	
Bedroom One	4m x 4m (13'1" x 13'1")
Bedroom Two with en-suite	3.83m x 3.74m (12'7" x 12'3")

En-Suite

Double shower cubicle with mains shower. Low level WC.
Wash hand basin. Tiled floor. Radiator.

Bedroom Three	3.91m (max) x 3.01m (12'10" (max) x 9'11")
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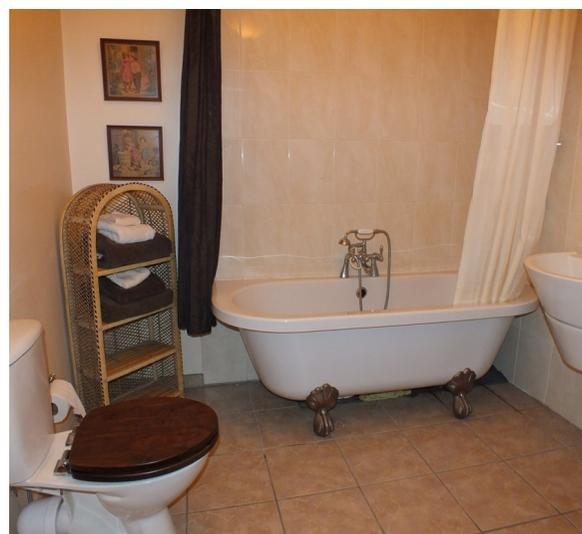
Bathroom

Roll top bath with hand held shower and mains shower over. Low level wc.
Wash and basin. Radiator. Extractor fan. Built in storage cupboard housing the boiler.

ANNEX

The Annex has permission for the current occupier to live in, however any purchaser would have to revert it back to a garage/store or seek planning for an annex.

Lounge/kitchen/Diner	8.3m x 7.08m (27'3" x 23'3")
Bedroom	3.71m x 3.33m (12'2" x 10'11")
Bathroom	3.07m x 1.91m (10'1" x 6'3")
GARAGE	5.82m x 5.82m (19'1" x 19'1")



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 E. Information from www.voa.gov.uk

Services

None of the services have been tested by the selling agent, however it was noted that mains electricity and water are connected. Oil central heating. Septic tank drainage.

Viewing Arrangements

Please make arrangements through the selling agents:-

Bob Parry Estate Agents & Auctioneers

Swan Buildings

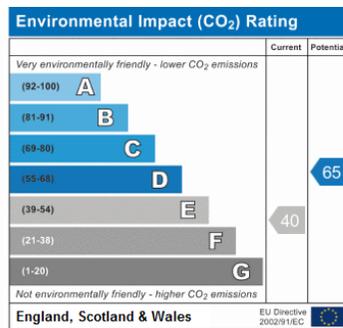
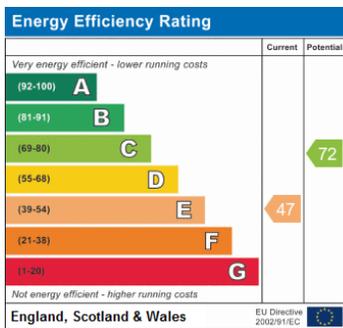
Denbigh Street

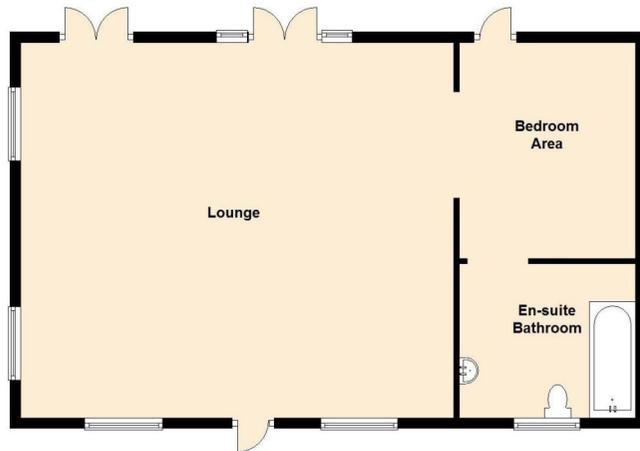
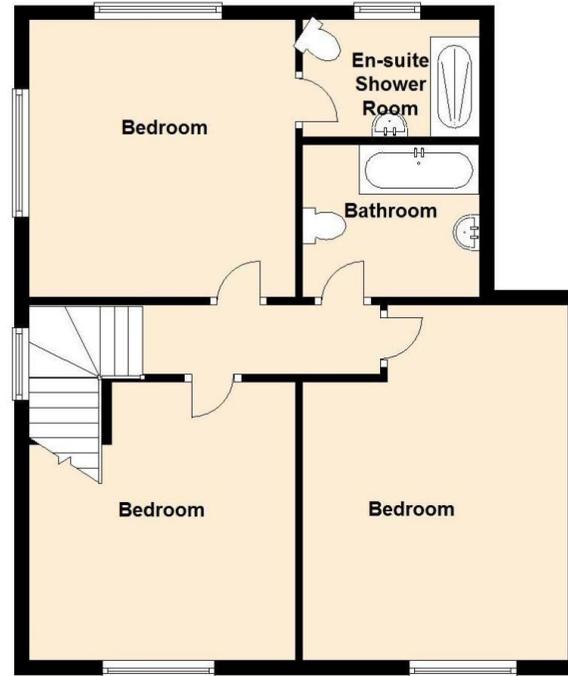
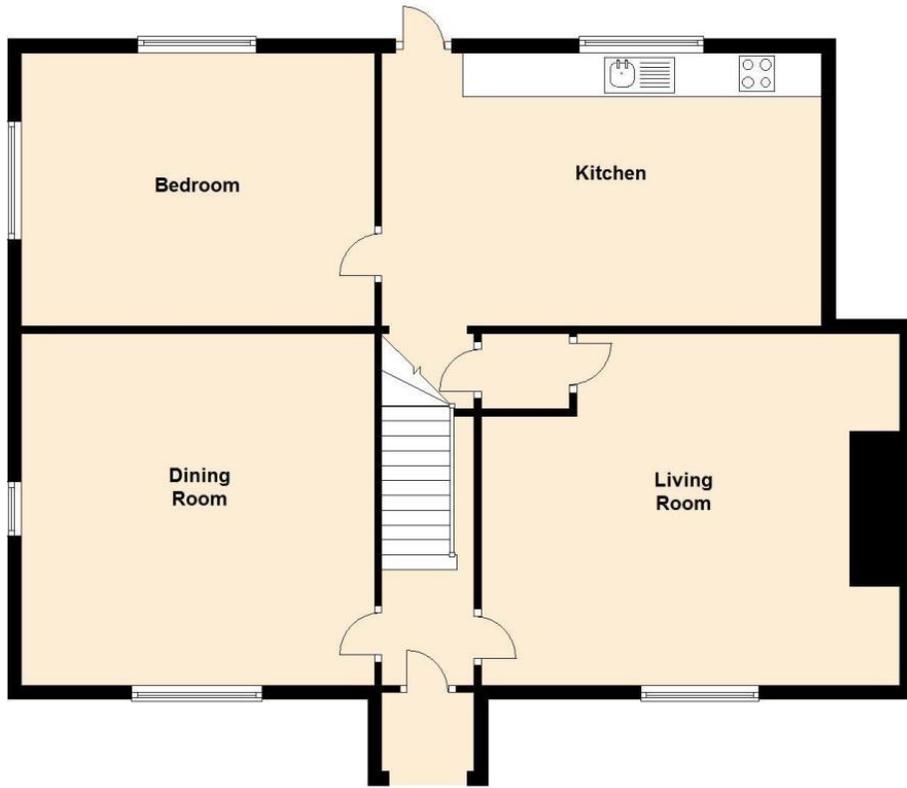
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Whilst we endeavour to make these details as helpful as possible, we do not guarantee their accuracy. Measurements, floorplans and photos should not be relied upon for any use including the purchase of the property. Any interested buyers should make 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.