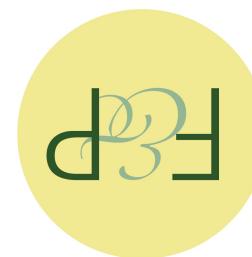


Please excuse us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property.

We strongly recommend that all the information within we provide about the Property is verified by yourself or your advisers.

services, facilities and equipment referred to in the sales details have not been tested (unless otherwise stated) and may require further testing to determine the extent of any defect or damage.

[www.fletcherpool.com](http://www.fletcherpool.com)



# Six Bedroom Detached Stone Built Home In Picturesque Village

## Description

A substantial detached double fronted, six bedroom, stone built home situated in the sought after and picturesque village of Betws Y Coed, in the stunning Conwy Valley.

Greenbank enjoys lovely views over the fields and the forest to the front aspect and is within minutes walk to the shops, cafes, restaurants and river with lovely walks through the forest an up to the lake.

The accommodation which is in need of some remedial works comprises: Entrance hall, lounge with cast iron fireplace. Kitchen with original fireplace recess with lintel, electric cooker and hob, space for fridge. Utility room with space and plumbing for a washing machine and dryer. Large gas fired combination boiler and small Belfast style sink. To the first floor: Master bedroom with fireplace and vanity unit, a second double bedroom with vanity unit and bedroom three with vanity unit. Four piece family bathroom and separate w.c. To the second floor: Three bedrooms and shower room. Timber windows and gas fired central heating.

Too the outside the property is accessed via a gate and slate steps leading to a slate front patio seating area, side patio with pergola over. Additional steps led to a raised side garden and a stone outbuilding which can be accessed from either the garden or off the road.

- ✓ SUBSTANTIAL DETACHED STONE BUILT HOME
- ✓ SIX BEDROOM WITH ACCOMMODATION LAID OVER THREE FLOORS
- ✓ ENJOYS FOREST VIEWS
- ✓ SITUATED WITHIN MINUTES WALK OF THE CENTRE OF THE VILLAGE
- ✓ EASY ACCESS TO BEAUTIFUL FOREST, LAKE & MOUNTAIN WALKS
- ✓ NO CHAIN

## Hall

7' 3" x 5' 8" 2.21m x 1.72m

## Lounge

14' 7" x 12' 8" 4.44m x 3.86m



## Dining Room

15' 3" x 10' 2" 4.65m x 3.10m



## Kitchen

14' 9" max x 7' 7" 4.49m x 2.31m



## Utility Room

12' x 4' 7" 3.66m x 1.40m

## Bedroom One

15' 8" max x 12' 11" max 4.77m x 3.94m

## Bedroom Two

10' 3" x 11' 6" 3.12m x 3.50m

## Bedroom Three

8' 11" x 6' 6" 2.71m x 1.98m

## Bathroom

8' 4" x 7' 2" max 2.54m x 2.18m

## Separate W.C.

4' 10" x 2' 8" 1.47m x 0.80m

## Landing

9' 9" x 9' max 2.97m x 2.74m

## Bedroom Four

13' 7" x 10' 10" 4.14m x 3.30m

## Bedroom Five

12' 6" x 7' 3" 3.81m x 2.21m

## Bedroom Six

19' x 6' 10" 5.79m x 2.08m

## Shower Room

8' 6" x 5' 7" 2.59m x 1.70m

## Location

The property is located less than a mile to the beautiful village of Betws y Coed, the gateway to Snowdonia. The village is surrounded by the Gwydyr Forest, lakes and mountains and boasts an array of individual shops, cafes and restaurants, and is within a 30 minute drive to the A55.

## Directions

From our Conwy office proceed round the one way system and over Conwy Bridge, take the third exit and proceed onto the A55 Expressway for Chester, take the next exit off and proceed round the roundabout signposted Betws-y-Coed, follow the road up the Conwy Valley (A470). Follow the road up the Conwy Valley (A470), carry on to the A5, after passing the Waterloo Hotel on the left take the next left onto Ffordd Craiglan, continue for a short distance where Greenbank can be found on the right.

Council Tax Band: B (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: F

## 6 Bedroom Stone Built House

**GREENBANK  
FFORDD CRAIGLAN  
BETWS Y COED  
LL24 0AW**

**NO CHAIN - GUIDE PRICE  
£295,000**

Reference Number: FP7656

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

