

8 Llys Y Dderwen, Betws Yn Rhos, Conwy, LL22 8AQ

£425,000

4 2 2



A superior detached house in the heart of this charming rural village, set in a generous 0.16 of an acre plot. This ideal family home offers spacious accommodation including large lounge opening into a dining room, conservatory with glass roof, kitchen/breakfast room and utility, downstairs bedroom/office, family bathroom and four bedrooms, the master having en suite facility. Attractive features include leaded windows, mains gas central heating and the gardens which extend to the front, side and rear incorporating log cabin/bar, pagoda, BBQ area plus there are magical views of the twin spires of the gothic church.

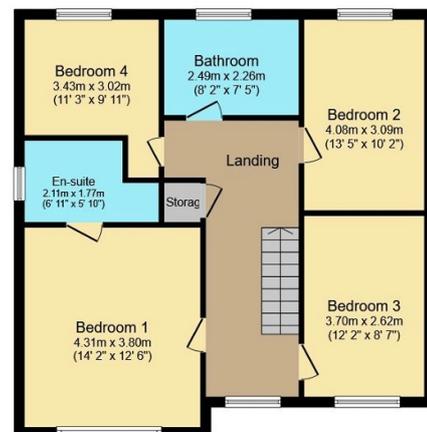
## Key Features

- Detached family house
- Downstairs bedroom five/study
- Village living
- Large garden
- EPC rating - C
- Four bedrooms
- Large conservatory
- Head of cul de sac
- Freehold
- Council tax band - F



### Ground Floor

Floor area 134.9 sq.m. (1,452 sq.ft.) approx



### First Floor

Floor area 71.9 sq.m. (774 sq.ft.) approx

Total floor area 206.8 sq.m. (2,226 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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