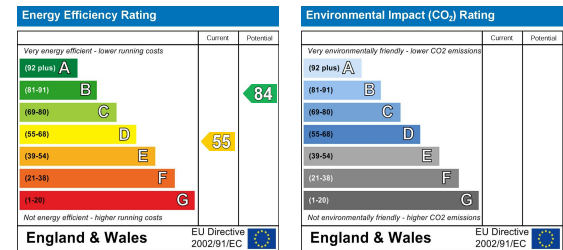




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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P J B
Prys Jones & Booth



Bridge Street, Dolwyddelan, LL25 0SX
£299,950



Bridge Street, Dolwyddelan, LL25 0SX

£299,950



Tenure
Freehold.

Council Tax
Tax band C. Average from 01.04.2025
£2,062.96

Property Description
Welcome to this beautiful and spacious, semi-detached three bedroom character cottage situated in the popular village of Dolwyddelan which is located in the Lledr Valley in the Snowdonia National Park.

The cottage also benefits the installation of a new LPG gas combi boiler.

To the front of the property is a small enclosed garden with gate and path leading to the front entrance porch.

To the side there are double wrought iron double gates which lead to the ample off road parking area and garage, a beautiful lawned area with established shrubs and flowers and views of the surrounding countryside.

On entering the property there is a convenient entrance porch which opens to the entrance hall having a cloaks area and stairs to the first floor landing.

The spacious lounge has triple aspect allowing in maximum natural light and is dominated by a

wonderful fire place with large slate lintel housing a log burning stove. The room has ample space for a dining table and chairs. Engineered oak flooring gives a sense of authenticity of the property.

The kitchen has a wide range of wall and base units with a great amount of storage, space for an electric cooker, washing machine, dishwasher and fridge freezer. To the end of the kitchen there is space for a breakfast table and chairs and double French style doors lead onto the garden.

To the first floor there are three bedrooms with the master bedroom having a door leading to the smaller bedroom which would suit a family with a baby, this door could be closed off as there is an existing door from the landing.. A good size family bathroom comprises low level WC, wash hand basin, panelled bath with overhead shower and glass splash screen.

Services
It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor. LPG gas central heating.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Entrance Porch

Entrance Hall

Open Plan Lounge/Diner
24'2" x 14'11" (7.38m x 4.55m)

Breakfast Kitchen
22'11" x 8'1" (7.00m x 2.47m)

First Floor

Bedroom No: One
14'5" x 9'6" (4.40m x 2.92m)

Bedroom No: Two
9'6" x 9'9" (2.91m x 2.98m)

Bedroom No: Three
10'11" x 5'6" (3.34m x 1.69m)

Bathroom
8'7" x 6'5" (2.62m x 1.96m)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property.

Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
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