



**Tom Parry**

Bertheos Uchaf , Dolwyddelan, LL25 0JE  
Offers in the region of £295,000

## Bertheos Uchaf , Dolwyddelan, LL25 0JE

Tom Parry & Co are delighted to offer for sale this substantial detached 2-storey traditional Welsh stone residence, extended circa 1900, standing in its own grounds in stunning rural surroundings, one mile from the village of Dolwyddelan.

The property is easily approached from the A470 by a shared driveway for a distance of 100 yards or thereabouts. It enjoys far-reaching views to the front as well as the dramatic vista of Moel Siabod from the front door. It enjoys easy access from the property to footpaths and country walking and a 'request stop' rail station is within an easy 0.5 mile walk. The property has the benefit of uPVC double glazing and an oil fired central heating system.

The village of Dolwyddelan, which sits between Blaenau Ffestiniog and Betws-Y-Coed. The village is surrounded by beautiful mountainous views, with Moel Siabod to the north and many scenic country walking routes within the Snowdonia National Park.

**BF1326**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Front Porch

#### Front Entrance Hall

#### Kitchen

2.67 x 2.93 (8'9" x 9'7")

with double bowl sink unit and fitted base and wall units with work surfaces; radiator; exposed ceiling beams; excellent views to front

#### Study

2.73 x 2.36 (8'11" x 7'8")

with book shelves; radiator; exposed beams

#### Dining Room

3.95 x 4.56 (12'11" x 14'11")

with open fireplace (sealed); display shelves and cupboards on either side; two radiators; exposed ceiling beams; excellent views

#### Lounge

4.57 x 3.91 (14'11" x 12'9")

with open fireplace (sealed) and canopy set in inglenook; radiator; exposed ceiling beams; fitted bookshelves

#### Rear Hallway

housing 'Worcester' oil fired boiler (heating domestic hot water and radiators)

#### Shower Room

1.50 x 1.67 (4'11" x 5'5")

with shower tray and curtain surround; low level WC; pedestal wash hand basin; radiator

#### Utility Room

2.03 x 4.40 (6'7" x 14'5")

with 'Belfast' sink; provision for washing machine and tumble dryer; door to Lean-to-Conservatory

### Lean-to-Conservatory

2.63 x 4.40 (8'7" x 14'5")

with sliding patio doors opening onto garden

### FIRST FLOOR

#### Landing

with fitted book shelves

#### Bedroom 1

3.88 x 4.88 (12'8" x 16'0")

with radiator; two large windows enjoying excellent views

#### Bedroom 2

3.22 x 4.52 (10'6" x 14'9")

with wall-to-wall storage; hanging wardrobe in recess; pine panelled ceiling; wash hand basin; radiator

#### Bedroom 3

3.12 x 3.05 (10'2" x 10'0")

with wash hand basin; radiator; access to roof space; excellent views

#### Bathroom

2.66 x 2.42 (8'8" x 7'11")

with suite comprising panelled bath; low level wc; pedestal wash hand basin; radiator; partly panelled; fitted linen cupboard with hot water cylinder

### EXTERNALLY

The property is set within grounds extending to about half an acre comprising of a small mature woodland featuring spring daffodils and bluebells, garden with a rear terrace and pond, greenhouse and sheds, plus a parking space for 2 vehicles to the front.

### SERVICES

Mains Electricity; Private Water (Bore Hole); Septic Tank Drainage

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: 'F'



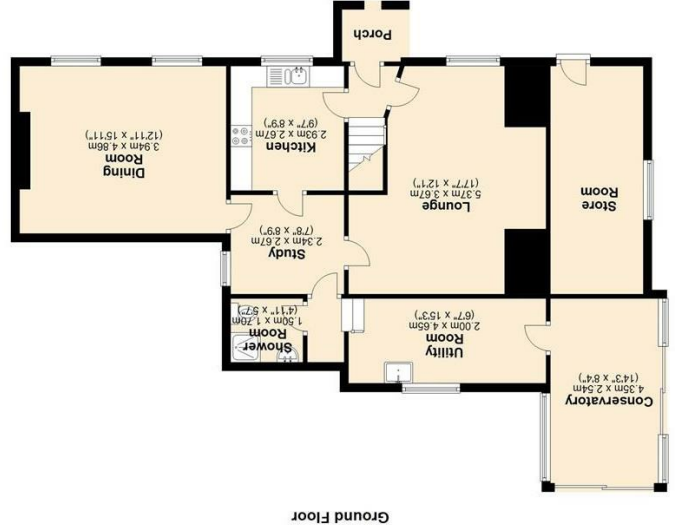
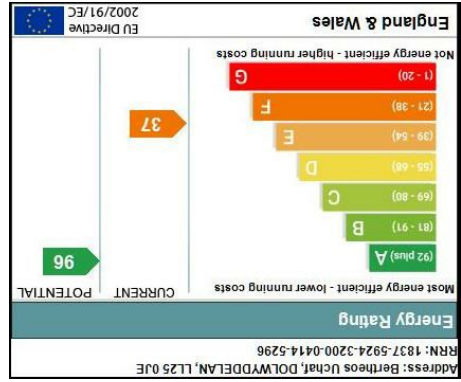


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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
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