



Glan Lledr Bridge Street

Dolwyddelan LL25 0SX

£295,000

A spacious, well presented detached home in convenient village setting overlooking open countryside.

Accommodation arranged over three levels to include large lower ground floor recreational rooms.

Double fronted family home with sizeable rear enclosed garden, off road parking and side courtyard style patio area. UPVC double glazing to majority, LPG gas central heating, character features throughout, En-suite master bedroom and large family bathroom.

Affording; Entrance Porch Hallway, Dining/ Sitting Room, Rear Sun Porch, Lounge, Dining Kitchen, 3 Bedrooms (1 En-suite) Bathroom. 2 large lower ground floor rooms.

Viewing Recommended,



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



Location

Pleasantly situated in a convenient setting within the village enjoying extensive views. Dolwyddelan is a small village with shop, public house, hotel, school and train station. Approximately 5 miles from Betws Y Coed.

(approximate measurements only)

Front Entrance Porch:
uPVC double glazed windows.

Entrance Hallway:
Electric meters; radiator.

Lounge:
11'8" x 22'10" (3.57m x 6.97m)
uPVC double glazed windows to front and rear with views; two radiators; feature fireplace; corner TV plinth.

Kitchen and Dining Room:
20'11" x 9'4" (6.40m x 2.86m)
Fitted kitchen with base and wall units, complementary worktops, four plate ceramic hob with canopy extractor above, split level oven; dishwasher; central heating boiler; 1 1/2 bowl sink; uPVC double glazed windows to rear with extensive views. Radiator; tiled flooring; exposed beam feature; uPVC double glazed French doors leading to outside seating area.



Sitting/Dining Room:

22'11" x 10'0" (6.99m x 3.06m)

Feature fireplace; radiator; uPVC double glazed windows to front and rear with views; enclosed decorative cabinet; exposed beams.

Rear Garden Room/ Sun Porch:

8'2" x 8'3" (2.49m x 2.52m)

uPVC double glazed windows with extensive countryside views. Radiator. Door leading to rear garden. Storage cupboard; tiled flooring.



FIRST FLOOR

Landing:

uPVC double glazed window to front.

Bedroom 1:

10'1" x 11'3" (3.08m x 3.45m)

uPVC double glazed window overlooking front with views; radiator.

En-suite:

6'11" x 3'8" (2.13m x 1.12m)

Radiator; low level WC, pedestal wash basin and shower cubicle; tiled flooring; wall tiling; shaver point.

Bedroom No 2:

11'0" x 9'3" (3.37m x 2.83m)

Radiator; uPVC double glazed window overlooking rear with views overlooking the Lledr Valley.

Bedroom No 3:

11'8" x 11'0" (3.58m x 3.37m)

uPVC double glazed window overlooking front with views; radiator.

Bathroom:

11'7" x 10'1" (3.54m x 3.08m)

Three piece suite comprising panelled bath with shower above, shower screen, pedestal wash basin and low level WC; extractor fan; radiator; uPVC double glazed window overlooking rear with views; tiled walls and flooring.



BASEMENT

access from internal staircase or external rear door

Room 1:

22'8" x 14'9" (6.91m x 4.50m)

Radiator; windows to rear.

Room 2:

22'9" x 10'0" (6.95m x 3.07m)

Wall mounted radiator; doors to side, window overlooking rear.



Outside:

To the front of the property there is a gravelled area for off road parking. Two small outhouses for storage. Sizeable rear garden with extensive views. Screened LPG gas tank.

Services

Mains water, electricity and drainage and LPG gas supply.

Tenure:

Freehold.

Council Tax Band:

Conwy Country Council tax band 'E'.

Viewing

By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions:

Proceed into the village of Dolwyddelan, turn left at the village centre towards the church and the property will be viewed next to the bridge on the right hand side..

Proof of Identity

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	25	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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