



21 Hillside Cottages

Conwy LL32 8JP

£195,000

A well presented, recently upgraded 3 bedroom semi-detached bungalow in village setting with extensive views over the Snowdonia Adventure Park and across the Valley. No Onward Chain.

Occupying a slightly elevated setting with gardens to front and rear, car parking for several vehicles. Air Source and LPG central heating available, solar pv panels, uPVC double glazing, modern kitchen and bathroom. Affording living and dining room, kitchen, bathroom, bedroom 1, bedroom 2, bedroom 3. Side parking, grassed banks and level rear seating area enjoying views. Viewing recommended.



Tel: 01492 642551

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



Location

Dolgarrog is located on the B5106 in the beautiful Conwy Valley with easy access to the North Wales coast and Snowdonia National Park and walks and bike rides from the doorstep. There is a newly built primary school and the market town of Llanrwst is just 5 miles away.

Accommodation:

The accommodation affords: (approximate measurements only)

Living Room:

15'4" x 11'10" (4.69m x 3.61m)

UPVC double glazed window overlooking front of property with views across the valley. radiator; dimmer switch; TV and telephone point; built-in cupboard housing combi-boiler with linen storage below. Composite double glazed front door; feature recessed fireplace with timber lintel over.

Kitchen:

9'9" x 5'8" (2.98m x 1.75m)

Range of fitted base and wall units with plumbing and has an automatic washing machine and dishwasher; four plate ceramic hob with extractor hood above; split level stainless steel fan assisted oven; microwave and grill; tall unit with integral fridge freezer; stainless steel sink with mixer tap; tiled floor; two sealed unit velux windows; electric meters; uPVC double glazed external door.



Bathroom:

Three piece suite comprising shower screen with mains chrome shower above, low level WC and vanity wash hand basin; sealed unit double glazed velux window; extractor fan; heated chrome towel rail; tiled walls.

Bedroom 3:

8'3" x 9'10" (2.54m x 3m)

uPVC double glazed window overlooking front with views; radiator.

Bedroom 1:

8'11" x 15'5" (2.73m x 4.7m)

Radiator; uPVC double glazed window overlooking rear.

Bedroom 2:

12'5" x 9'10" (3.79m x 3m)

Radiator; uPVC double glazed window overlooking rear.

Outside:

New side paved parking area and hard-standing to front; terraced rear garden mainly grassed with raised level seating area enjoying views. Sloping rear garden. Front sloping grassed garden

Services:

Mains electricity, water and drainage are connected to the property; Air Source and LPG central heating available. Solar PV panels.

Council Tax Band:

Council Tax Band B.


Proof Of Funds

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.

Viewing Llanrwst

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



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.

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