



## 5a Castle Terrace

Dolwyddelan LL25 0NJ

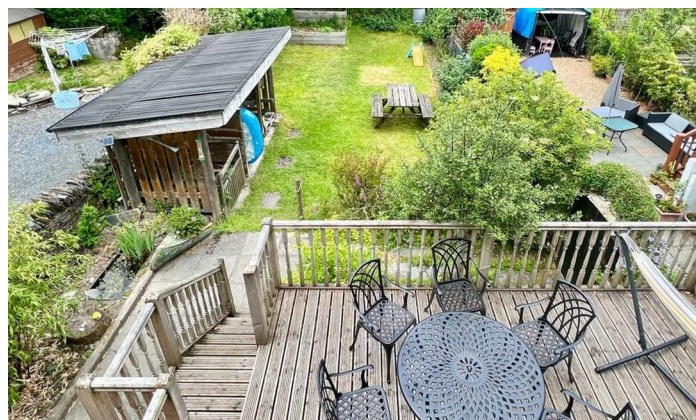
£189,950

A refurbished, well presented traditional cottage located in a popular village setting with large rear garden and raised rear balcony.

Offering superb blend of modern and character accommodation, this upgraded and sympathetically modernised home must be seen to be appreciated.

Affording: Open plan lounge, dining and kitchen, small inner lobby and cloaks area, utility and entrance, bathroom and 2 double bedrooms. Large rear decked balcony with access from lounge, basement rooms, large grassed garden with variety of shrubs and timber store shed, multifuel stove and central heating provided, uPVC double glazing including sash style windows to front elevation.

Viewing Highly 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.

The Accommodation Affords:  
(Approximate measurements only)

Open Plan Living, Dining and Kitchen Area:  
20'10" x 15'6" (6.37m x 4.73m)

### Living Room:

Feature recessed fireplace with slate lintel housing cast iron woodburning stove on slate hearth; timber flooring; uPVC double glazed 'Georgian' style window to rear; double panelled radiator; built-in alcove cupboard. Doorway leading to small lobby which leads directly onto rear balcony.

### Dining Kitchen:

Fitted range of modern base and wall units with complementary worktops; two bowl sink with mixer tap; five ring gas hob with extractor above; split level oven; integrated dishwasher and fridge. Staircase leading off to first floor level; uPVC double glazed sash windows overlooking front of the property; beamed ceiling.

### Small Lobby and Cloaks Area:

Bespoke cloak hanging hooks and shelving; boots storage below. Timber and glazed door leading to:



#### Utility:

9'3" x 6'0" (2.82m x 1.84m)

Timber and glazed front stable door leads to Utility: Base and wall units with worktops over; shelving; space and plumbing for washing machine and space for freezer; single drainer sink; double panelled radiator; extractor fan.

#### Bathroom:

8'4" x 5'10" (2.55m x 1.78m)

Three piece suite comprising P-shaped bath with shower above; vanity wash basin; low level W.C; chrome ladder style heated towel rail and separate radiator; wall tiling; uPVC double glazed window overlooking rear; extractor fan.

#### First Floor

##### Landing:

uPVC double glazed window to rear; access to roofspace; built-in linen cupboard with shelving.

##### Bedroom 1:

15'3" x 8'11" (4.66m x 2.73m)

Two uPVC double glazed sash windows overlooking front; double panelled radiator. Bespoke built-in wardrobe.

##### Bedroom 2:

12'0" x 9'4" (3.67m x 2.87m)

UPVC double glazed window overlooking rear garden; double panelled radiator.

##### Outside:

The property benefits from small well established front garden with path leading down to house and access also to large rear garden which is mainly grassed with established shrubs and plants, timber built fuel store; steps leading up to raised decked balcony enjoying views over the garden, two large basement rooms with access from rear garden, one housing the central heating boiler.

##### Services:

Mains water, electricity and drainage are connected to the property. LPG gas.

##### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

##### 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:

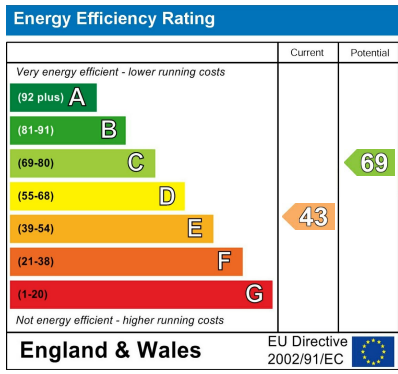
**IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence.

**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.

##### Council Tax:

Conwy County Borough Council - Band C.





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 of 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.

## Iwan M Williams Estate Agents

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