



## Victoria Lodge

Dolwyddelan LL25 0NJ

£495,000

A stunning, beautifully presented converted Church, formerly St Elizabeth Church, located in the popular village of Dolwyddelan in the beautiful Lledr Valley. Set within its own grounds enjoying extensive views to rear. Viewing Highly Recommended.

This impressive building forms part of the historic former Church and retains much of its original character features. Sympathetically converted in the 1990's and maintained to a high standard by the present owners.

Affording: Reception porch, lounge, inner reception hallway and snug, spiral slate steps down to lower ground floor large dining kitchen, conservatory, utility room, bedroom with ensuite, shower room and dressing room, first floor 2 double bedrooms and bathroom.

Central heating throughout. Attractive private grounds, gravel driveway and parking.



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<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)

### Entrance Porch:

10'7" x 9'4" (3.24m x 2.86m)

Two stained leaded windows to front elevation; original timber front door; vaulted ceiling; twin timber, glazed doors leading to:

### Lounge:

20'11" x 18'1" (6.4m x 5.53m)

Feature 'Ornate' fireplace surround with log effect electric fire; marble surround and hearth; dado rail; coved ceiling; two double panelled radiators; original stained glass and uPVC double glazed window to rear.

### Inner Reception Hall/Snug:

20'5" x 11'2" (6.24m x 3.42m)

Feature stained glazed windows to gable wall and front elevation; telephone point; two radiators; turned balustrade staircase leading off to first floor level.



From Lounge:

Door and polished slate spiral staircase leading down to lower ground floor level.

Small Entrance Lobby:

Radiator; stable timber and glazed door leading to:

Large Dining Kitchen:

20'4" x 15'8" (6.22m x 4.79m )

Fitted range of base and wall units with complementary worktops; 'Rangemaster' cooking range; extractor above; plate rack; porcelain Belfast style sink; integrated dishwasher; solid timber worktop and drainer; integrated fridge and freezer; slate flooring; two double panelled radiators; telephone point; cupboard housing 'Worcester' oil central heating boiler.

Conservatory:

11'6" x 11'4" (3.52m x 3.47m )

Slate tiled floor; timber clade wall and lights; double panelled radiator; TV point.

Utility Room:

6'11" x 6'6" (2.11m x 2m)

Low level W.C and wash basin; plumbing for automatic washing machine and space for dryer; recess for shelving; power points.

Bedroom 1:

20'4" x 10'9" (6.2m x 3.3m )

To include En-Suite. Coved ceiling; radiator; small window to front elevation. En-Suite shower room - Three piece suite comprising shower; W.C and pedestal wash hand basin ; radiator; extractor fan; floor tiling.

Dressing Room:

8'10" x 6'11" (2.7m x 2.11m )

Radiator; space for wardrobes.

From Inner Reception/Snug:

Staircase leading up to:

First Floor Landing:

Beautifully vaulted ceiling with chandelier.

Bedroom 2:

12'5" x 9'9" (3.81m x 2.98m )

uPVC double glazed window overlooking rear enjoying extensive views down the valley; ornate leaded stained glass windows; radiator.

Bathroom:

7'4" x 8'5" (2.24m x 2.59m)

Roll top bath with mixer tap; pedestal wash hand basin; corner shower enclosure; low level W.C; floor tiling; radiator; curved ceiling; uPVC leaded window.



### Bedroom 3:

12'5" x 16'4" (3.81m x 5m )

UPVC double glazed window overlooking front enjoying views over Moel Siabod; double panelled radiator; built-in wardrobe.

### Outside:

The property has a gated entrance leading to gravelled private driveway and large turning and parking area; grassed gardens with variety of shrubs, small trees and plant, rear patio and BBQ area enjoying views down the valley; raised borders; outside lighting and water tap; oil tank.

### Services:

Mains water, electricity and drainage are connected to the property; oil fired central heating.

### 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.

### Directions:


Proceed into the village of Dolwyddelan along the A470, continue through the village and the property will be viewed on the left hand side.

### Council Tax:

Band E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	32	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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Plan produced using PlanUp.

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