



Breffni

Dolwyddelan LL25 0NQ

£295,000

A spacious beautifully presented stone cottage, renovated, refurbished and remodelled offering immaculate 2 bedroom accommodation in a desirable edge of village setting.

Viewing highly recommended.

Located in an elevated setting backing onto open countryside but within walking distance of all amenities. The property has been largely extended to provide a stunning wrap around sun lounge which opens onto raised sun terrace. Modern fitted kitchen with integrated appliances, inglenook style fireplace with wood burning stove. Large hillside garden with intersecting stream together with ample parking area for several vehicles. Oil fired central heating and double glazing. Sun lounge, lounge, kitchen, utility room, cloakroom, 2 double bedrooms and modern shower room.



Tel: 01492 642551

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



Location

Accommodation:

The accommodation affords: (approximate measurement only)

Lounge:

15'7" x 12'11" (4.76m x 3.95m)

Feature inglenook style fireplace with multi-fuel stove on raised slate hearth and slate lintel above; TV point; oak flooring; balustrade staircase leading off to first floor level; under-stairs storage cupboard; uPVC double glazed sash window to front; composite double glazed front door; 2 double panelled radiators; built-in electric meter cupboard.

Kitchen:

14'4" x 8'2" (4.38m x 2.5m)

Fitted range of modern base and wall units with complimentary corian worktops; inset single drainer sink with mixer tap; integrated dishwasher and fridge; tall pull out larder unit; concealed lighting; built-in 'Belling' range cooker with induction hob and canopy extractor above; boiling water mixer tap; inset wine rack; double panelled radiator.

Steps and twin timber and glazed doors leading through to Large Sun Lounge and Dining Area:

Dining Area:

8'0" x 10'7" (2.45m x 3.25m)

Velux Window



Sun Lounge:

17'3" x 13'1" (5.27m x 3.99m)

Vaulted ceiling; tiled floor; double glazed windows; french doors leading onto patio; double panelled radiator; TV point; open aspect and views; 2 remote controlled Velux windows.

Utility Room:

7'9" x 7'2" (2.37m x 2.19m)

Space for fridge freezer; 'Worcester' oil central heating boiler; velux window; space and plumbing for automatic washing machine and dryer with shelving; double panelled radiator; rear external door.

Cloakroom:

WC; vanity wash basin with tiled splash-back; curved towel radiator.

First Floor

Small Landing:

Bedroom 1:

13'1" x 11'1" plus recess (4m x 3.39m plus recess)
2 uPVC sash double glazed windows overlooking front with views; built-in wardrobes along one wall; double panelled radiator.

Bedroom 2:

10'7" x 9'4" (3.24m x 2.85m)
uPVC double glazed window overlooking rear; double panelled radiator.

Shower Room:

7'2" x 6'6" (2.2m x 2m)

3 piece suite comprising large shower enclosure with sliding glazed door, chrome raindrop style shower-head, wash basin, low level WC; attractive tiled surrounds; New England style timber panelling to dado level; uPVC double glazed window to rear; chrome towel radiator.

We understand that the attic space is partly boarded and has a drop down ladder.

Outside:

The property stands in a substantial plot with ample vehicular parking within it's own hard-standing. Raised patio and BBQ area. Oil tank. Grassed gardens with intersecting small stream and established plants. Views to surrounding countryside.

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, LL26 0LL, tel 01492 642551, email enq@iwanmwilliams.co.uk

Council Tax Band:

Band '' - Conwy County Borough Council C

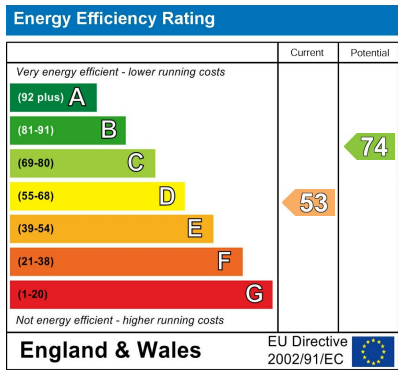
Directions:

Proceed into the village of Dolwyddelan along the A470 turn right after the Gwydir Public House and continue up the hill and the property will be the first to be viewed on the left hand side as you reach the brow of the hill.

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.





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.

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