



**16 Tayler Avenue**  
Dolgarrog LL32 8JN  
£174,950

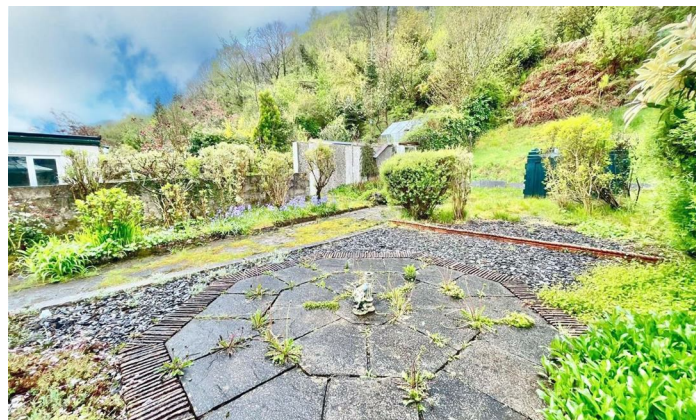
A well appointed spacious 3 bedroom family home, situated in popular residential area commanding an elevated setting with views overlooking Conwy Valley and surrounding hillsides.

The property benefits from Modern fitted kitchen, ample off road parking, gardens to front and rear of property , close proximity to local shop, schools & Zip world outdoor centre.

Affording :- Entrance Hall, Lounge, Kitchen / Dining Room / Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Property has been improved and upgraded over the years by current vendors.

VIEWING RECOMMENDED - NO CHAIN



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>





## Location

The Accommodation Affords:  
(Approximate Measurements Only)

### Entrance Hallway

uPVC double glazed front door, dado rail, cupboard housing electrics, wall mounted radiator, turn style staircase leading off to First Floor Level and door way leading through into lounge.

### Lounge

12'11" x 10'11" - extending to 12'4" into bay (3.95m x 3.34m - extending to 3.77m into bay)

Feature Adam style coal electric fireplace with slate surround and hearth, uPVC double glazed bay windows enjoying open aspect to surrounding hillside, wall mounted radiator, coved ceiling.

### Kitchen / Dining Room

17'4" x 9'1" (5.30m x 2.77m)

Fitted range base and wall units with complementary worktops, single drainer stainless steel sink with mixer tap, 4 plate ceramic hob with extractor canopy above, integrated electric oven and microwave oven, space for fridge, Recess feature decorative wall tiling, uPVC double glazed door leading onto side elevation and storage cupboard. Under stair storage, tiled flooring, cove ceiling wall mounted radiator, uPVC double glazed window overlooking rear garden, tiled flooring.



## Firs Floor Landing

uPVC double glazed window overlooking side elevation , access to roof space.

## Bedroom 1

12'6" x 9'0" (3.82m x 2.76m)

uPVC double glazed bay window with extensive views of the Conwy Valley, integrated storage cupboard with shelving and cloak hooks, wall mounted radiator,

## Bedroom 2

11'6" x 9'3" (3.51m x 2.82m)

uPVC double glazed window overlooking rear of property, wall mounted radiator,

## Bedroom 3

7'9" x 8'4" (2.38m x 2.56m)

uPVC double glazed window enjoying open aspect and views towards Zip world and surrounding hillsides, wall mounted radiator,

## Bathroom

Fitter three piece suite comprising panelled bath with electric shower overhead, low level W.C, pedestal wash basin, mirror fronted medicine cabinet, wall mounted radiator, tiled effect walls and timber effect floor and frosted uPVC double glazed window.

## Outside

To front of property ample off road parking, front garden with shrub and plant borders with slate sun terrace. Rear of property benefits from rear garden with paved borders shrubs and plants and lawn area, oil tank .

## 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)

## Council Tax Ban

Conwy County Borough Council - Tax Band "C"

## Services

Mains electricity (meter), oil and water drainage connected to property.

## Proof Of Funds

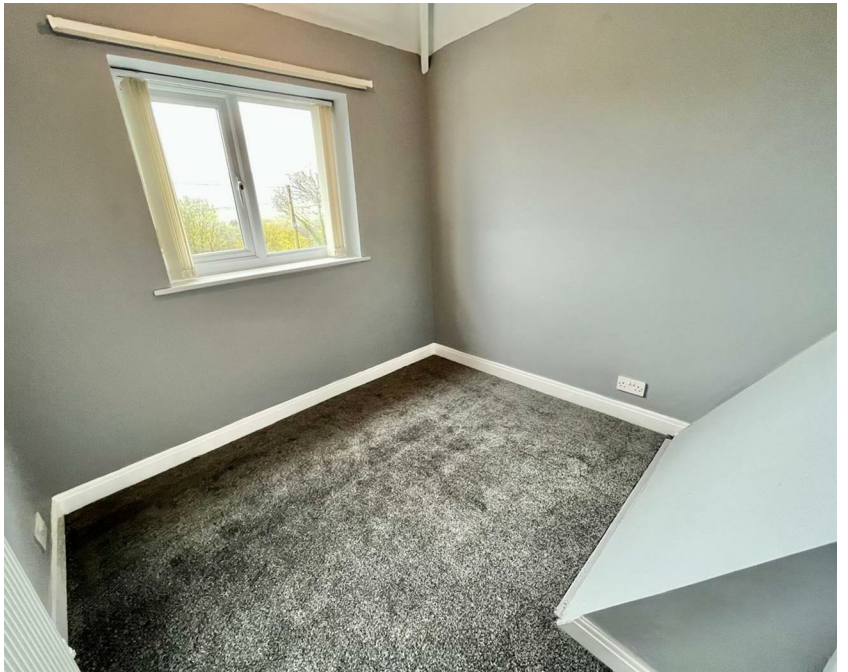
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:


**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 Dolgarrog from the direction of Llanrwst, turn left towards Tayler Avenue, continue up the hill bear right and continue right almost to the end and the property will be viewed on the left hand side.



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

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

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

