



2 Hillside Cottages

Dolgarrog LL32 8JP

£189,950

An improved and upgraded 3 bedroom semi detached house with sizeable garden and parking in village centre setting.

This modernised home is located within walking distance of village centre and Zip World (formally Snowdonia Surf Centre), Affording Lounge with feature fireplace, Diner / Kitchen , Shower Room, 3 Bedrooms.

Newly installed Air Source central heating and hot water system. New uPVC double glazed windows and door including french doors leading onto raised rear decking.

Ideal First Time Buy - 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.

The Accommodation Affords (Approx Measurements Only)

Lounge

15'7" x 12'1" (4.76m x 3.7m)

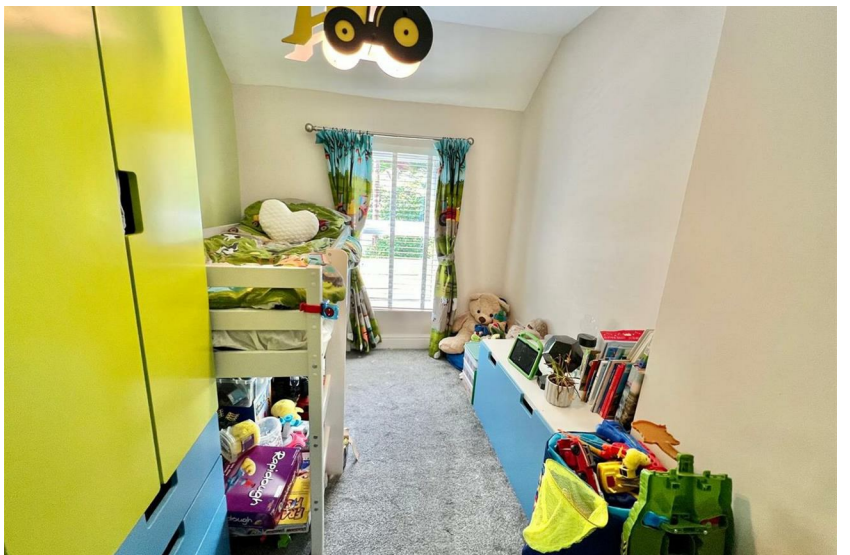
uPVC double glazed french doors leading onto rear patio, laminated floor, feature recess fireplace with slate hearth and cast iron stove double panelled radiator, TV point, balustrade and spindled staircase leading off to First Floor Level.

Dining / Kitchen

15'7" x 7'10" (4.77m x 2.40m)

Kitchen with range of fitted base and wall units with complementary worktops, 4 plate ceramic hob . canopy extractor above, space for fridge freezer, plumbing for dishwasher, uPVC double glazed rear door.

Dining Area with uPVC double glazed side window and newly installed hot water cylinder and air source heating system., double panelled radiator.



Shower Room

3 piece suite comprising corner shower cubicle, low level W.C, pedestal wash hand basin, chromed heated towel rail and column radiator, inset spotlights, uPVC double glazed window and extractor fan.

From Lounge Staircase leading up to First Floor Level, Landing access to roof space.

Bedroom 1

12'6" x 9'1" (3.82m x 2.78m)

Built in wardrobe, double panelled radiator, new uPVC double glazed window.

Bedroom 2

10'9" x 7'4" (3.28m x 2.25m)

New uPVC double glazed window, radiator.

Bedroom 3

7'9" x 7'9" (2.37m x 2.38m)

New iPVC double glazed window , radiator.



Outside

The property has a hard standing for parking at upper level with steps leading down to property. Rear open but covered utility area with plumbing for automatic washing machine, space for dryer, and outside water tap. Raised decking overlooks large grassed garden and lower level patio area with raised borders.

Services

Mains water, electricity and drainage connected to the property, air source heating system .

Viewing Llanrwst

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

Council Tax

Conwy County Borough Council - Tax Band "C"


Direction

Proceed into the village of Dolgarrog passing Zip World on your right, take next left towards Hillside , go round the corner and the property will be viewed second on the left hand side.

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.



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

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