



## Dola, Dolydd Terrace

Betws Y Coed LL24 0BU

£330,000

An immaculately presented 2 bedroom semi detached cottage, situated in a popular residential area on the outskirts of Betws y Coed Village. Re-modelled, extended and modernised by the current owners

The property is conveniently located within close proximity of walks, mountain bike trails National Park and all other Outdoor Pursuits.

Benefiting from uPVC double glazed windows, gas fired central heating, ample off road parking, large garden to rear, modern fitted kitchen and bathroom, level walking distance to local amenities.

Affording Lounge, Open Plan Kitchen / Diner, Bathroom, Bedroom 1, Bedroom 2 & Lower Ground Floor Rooms

VIEWING HIGHLY RECOMMENDED BY THE AGENTS



Tel: 01492 642551

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





## Location

Betws y Coed is situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of Outstanding Natural Beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby.

The Accommodation Affords  
(Approximate Measurements Only)

### Entrance into Lounge

12'9" x 11'6" (3.90m x 3.53m)

Inglenook style multi fuel stove, tiled hearth and slate lintel, TV point, uPVC double glazed front door and window, tall wall mounted column radiator, timber effect flooring, under stair storage with cloak hooks, square archway leading through into open plan kitchen / diner.

### Kitchen / Diner

10'7" x 11'1" (3.25m x 3.4m)

Range of fitted base and wall units with complementary worktops, one and half bowl sink with mixer tap, 4 plate ceramic hob and integrated electric oven, extractor canopy above, integrated fridge & freezer, inset spotlighting, under counter lighting, timber effect flooring, radiator.

### Rear Sun Lounge / Dining Room

19'6" x 8'7" (5.95m x 2.62m)

uPVC double glazed bi-fold patio doors with integrated blinds, uPVC double glazed skylight, inset spotlight, radiator, timber effect flooring, fitted tall cupboards with cloak hooks and shelving, doorway leading through into Bathroom.



## Bathroom

Three piece suite comprising low level W.C, vanity wash basin with mixer tap, panelled bath with shower overhead, inset spotlight, frosted uPVC double glazed window, wall and floor tiling, airing cupboard and wall mounted mirror.

## First Floor Level

Landing with access to roof space.

## Bedroom 1

13'6" x 9'10" (4.14m x 3.02m)

uPVC double glazed window overlooking front elevation enjoying open aspect, radiator.

## Bedroom 2

10'5" x 9'10" (3.20m x 3m)

uPVC double glazed window with views to rear of property, radiator.

## Outside

Beautifully presented gardens with a range of flowers, plants and shrubs, Composite hardstanding for outdoor table and chairs, sun patio, ample off road parking, hard standing for shed, balcony with views to surrounding hillsides, wrap around hard landscaping.

## Lower Ground Floor

19'10" x 17'8" (6.06m x 5.40m)

Comprising of 4 separate rooms including cloakroom with low level W.C, wall mounted wash basin, extractor fan, inset spotlighting, fuse board and wall mounted BAXI combination boiler.

## Services

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

## 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 through the village of Betws y Coed towards Capel Curig, turn left into Dolydd Terrace and the property can be viewed on the left hand side (next to the Fire Station).

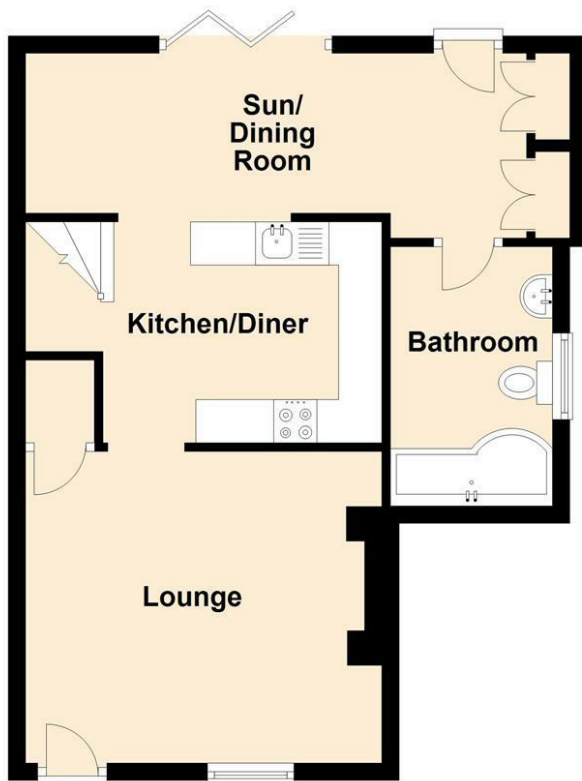
## Council Tax

Conwy Borough County Council - Council Tax Band - "D"

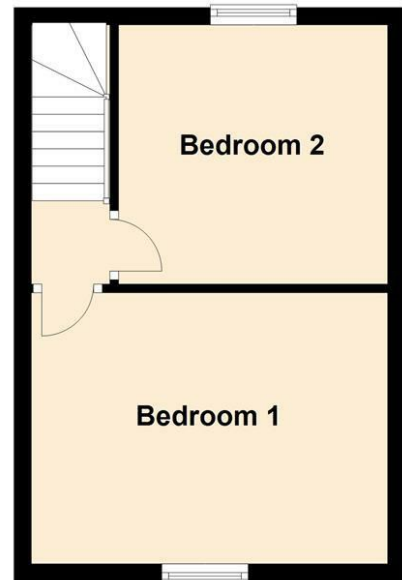


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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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