



## Green Oak Dolydd Terrace

Betws Y Coed LL24 0BU

£335,000

A traditional stone built character family home in popular setting on the outskirts of the village with large rear garden and garage.

Green Oak is a substantial family home offering spacious character accommodation, retaining original features throughout. In addition to the main accommodation there is also a large converted attic room and a lean-to study with shower en-suite which is entered from the rear courtyard area. Gas fired central heating and individual open fires. Affording reception hall, lounge, dining/sitting room, breakfast kitchen, landing, bathroom and WC, bedroom 1, bedroom, 2 bedroom 3, attic room. Rear study/over-spill sleeping area with en-suite shower room. Large garden with Field Shelter and former pigsty, attached garage with rear utility area.



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





## Location

### Accommodation:

The accommodation affords: (approximate measurements only)

### Reception Hall:

Original timber and glazed door; dado rail; radiator; coved ceiling; staircase leading off to first floor level.

### Lounge:

12'9" x 11'10" (3.9m x 3.62m)

Feature Victorian style slate fireplace surround with cast iron and tiled inset; coved ceiling; picture-rail; traditional sash bay window overlooking front with open front aspect.

### Dining Room:

14'3" x 12'1" (4.35m x 3.7m )

Feature inglenook style original fireplace surround with cast iron inset; slate hearth and lintel; built-in alcove storage cupboards and shelving; picture-rail; double panelled radiator; sash window to rear elevation; telephone point; under-stair pantry cupboard; attractive slate flagged flooring.

### Breakfast Kitchen:

9'4" x 9'3" (2.87m x 2.84m )

Attractive flagged slate flooring; recessed former fireplace housing cooking range with slate worktops and brick plinths; 2 Belfast style sinks; plumbing for dishwasher; space for fridge freezer; beam ceiling; sash window to rear; stable rear door.

### Rear Split Landing:

### First Floor

Split staircase and further timber open tread stairs leading up to attic room.

### Separate WC:

Timber clad walls; vanity wash basin; low level WC; Velux double glazed window; towel rail.





#### Bathroom:

Timber clad walls and ceiling; cast iron roll top bath; vanity wash basin; shaver and light point; low level WC; window to side elevation. radiator.

#### Bedroom 1:

11'11" x 11'3" (3.65m x 3.44m)

Cast iron fireplace surround; timber flooring; sash window overlooking rear; radiator.

#### Bedroom 2:

13'1" x 9'10" (3.99m x 3m)

Timber floor; cast iron fireplace surround with slate hearth; radiator; sash window to front enjoying open front aspect.

#### Bedroom 3:

9'6" x 7'7" (2.91m x 2.32m)

Radiator; timber flooring; sash window overlooking front with views.

#### Attic Room:

12'1" x 11'11" average (3.69m x 3.65m average )

Sealed unit double glazed Velux window; timber clad wall to one side; light and power connected.

#### Outside:

Property has an attractive forecourt garden, attached car garage, large rear garden with large concreted hard-standing at rear with hot and cold outside water supply, large grassed garden with variety of established shrubs and plants, variety of established small trees. The garden is divided into 2 separate areas and has raised beds and attractive seating areas, fuel shelter measuring 5.85m x 2.87m with power and light and former pigsty with light connected.

To the rear of the property there is a lean-to study or additional over-spill sleeping accommodation with en-suite shower facilities.

#### Study/Additional Sleeping Accommodation:

9'10" x 13'1" (3m x 4m )

Timber clad ceiling and walls; separate store cupboard with wall mounted Worcester central heating boiler; power and light connected; radiator; uPVC double glazed window to rear. Shower en-suite with WC, wash basin and shower.

#### Attached Car Garage:

18'10" x 9'8" (5.76m x 2.96m )

Twin timber front doors; rear personal door; worktop with Belfast sink; cold water supply; plumbing for washing machine.

#### Services:

Mains water, gas and electricity and drainage 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)

#### Directions:

Through the village of Betws y Coed in the direction of Capel Curig as you leave the village turn left after the Miner's Guest House and the property will be viewed immediately on the right hand side.

#### Council Tax Band:

Band 'E' - Conwy County Borough Council

#### 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                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>84</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>65</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

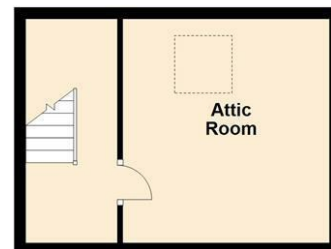
Ground Floor



First Floor



Second 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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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