



## 11 Castle Terrace

Dolwyddelan LL25 0RZ

£189,950

A spacious well presented 2 bedroom semi detached cottage with large rear garden in convenient setting close to the village centre.

Improved, extended and upgraded in recent years offering character 2 bedroom accommodation comprising Lounge with large glazed front windows and feature fireplace, "L" shaped kitchen /Diner with feature fireplace and custom built handmade kitchen, Rear Sun Entrance Porch, Landing, Bedroom 1, Bedroom 2, Bathroom. Central heating and uPVC double glazing. Large rear garden and side driveway leading to parking.

VIEWING RECOMMENDED



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

  
**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



## Location

Pleasantly situated in a convenient setting within the village enjoying extensive views. Dolwyddelan is a small village with shop, public house, hotel, school and train station. Approximately 5 miles from Betws Y Coed.

## The Accommodation Affords (Approximate Measurements Only)

Timber front door, timber flooring, balustrade staircase leading off to First Floor Level.

### Lounge

16'2" x 15'9" max (4.94m x 4.81m max)

Feature recessed fireplace with slate lintel and hearth, multi fuel stove, telephone point, dado rail, wall lights, 2 x radiators.

### "L" Shaped Diner / Kitchen

16'0" x 11'3" extending to 18'11" by kitchen (4.89m x 3.43m extending to 5.78m by kitchen)

Sitting / Dining Area with feature inglenook style fireplace surround, slate lintel and slate flooring. telephone point, TV point, alcove shelving unit, double panelled radiator.

Kitchen with peninsula breakfast bar, hand made kitchen with solid wood and slate worktops, electric cooker point, Belfast sink, breakfast bar with slate worktop, wall tiling, wall mounted central heating boiler, uPVC double glazed window overlooking rear, plumbing for automatic washing machine.



### Rear Sun Entrance Porch

8'3" x 5'2" (2.53m x 1.6m)

Slate flooring, double panelled radiator, floor to ceiling double glazed window overlooking rear.

### First Floor

Landing with access to roof space, radiator.

### Bedroom 1

12'10" x 10'4" plus wardrobe recess (3.92m x 3.15m plus wardrobe recess)

2 x uPVC double glazed windows overlooking front, radiator.

### Bedroom 2

11'7" x 8'10" plus recess (3.55m x 2.71m plus recess)

"L" Shape, uPVC double glazed window overlooking rear, double panelled radiator.

### Bathroom

8'5" x 7'1" (2.57m x 2.17m)

Panelled bath with shower above, low level W.C, pedestal wash hand basin, wall tiling, ladder style heated towel rail, uPVC double glazed window to rear.

### Outside

Property stands in a good size plot, has a large grassed garden with path leading to stone built garden store shed (3.56m x 2.17m) with two windows. Large grass gardens, decorative slate driveway and hardstanding / patio area. The driveway provides access to rear parking area - minimum width of drive (2.34m extending to 2.92m) leading to rear open parking area.

### Services

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

### 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 Band

Conwy County Borough Council - Council Tax Band "C"

### Proof Of Funds

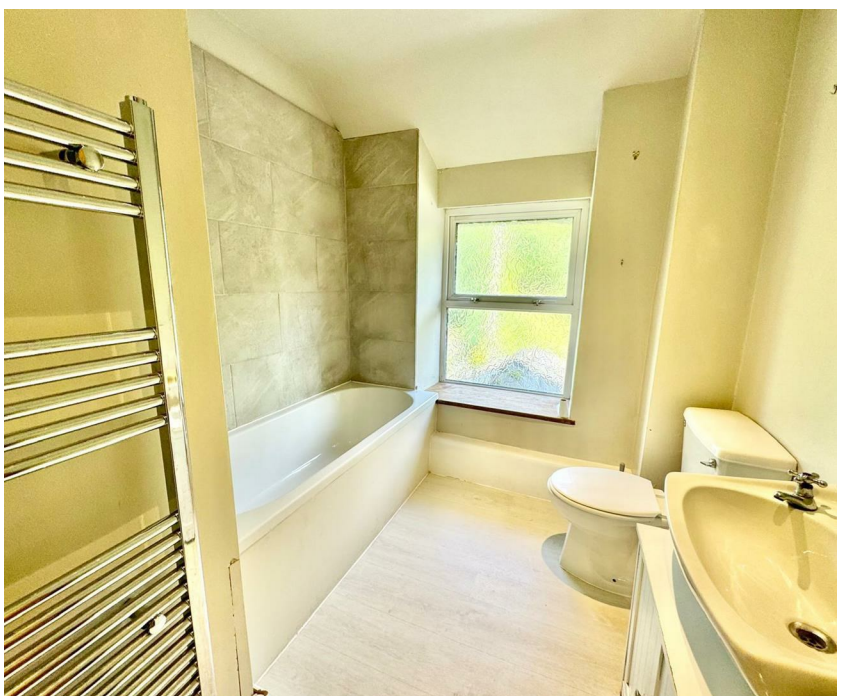
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:

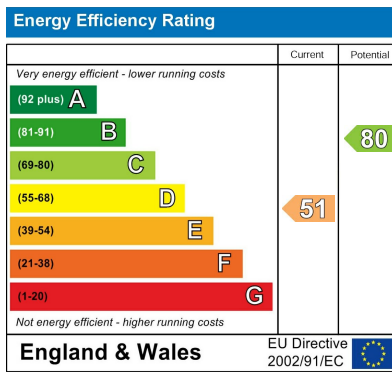
**IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence.

**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 the village of Dolwyddelan - by the crossroads continue straight up towards Blaenau Ffestiniog and the property will be viewed a short distance on the right hand side.





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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