



1 Dolhyfryd

Llanrwst LL26 0HE

£125,000

A traditional double fronted, extended cottage offering spacious 2 bedroom accommodation in convenient setting within close proximity of town centre.

Located on the level within walking distance of the town centre and other amenities. The original house has been extended on two floors to rear offering deceptively spacious accommodation comprising Entrance Porch, Lounge and Dining Room, Breakfast / Kitchen, Rear Porch/conservatory, Landing, Bedroom 1, Bedroom 2, Bathroom. uPVC double glazing and central heating. Good size rear garden, store shed and single car garage.

Upgrading works are required.



Tel: 01492 642551

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





Location

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

The Accommodation Affords
(Approximate Measurements Only)

Front Entrance Porch
Quarry tiled floor.

Lounge & Dining Room
21'3" x 10'11" (6.5m x 3.35m)
uPVC double glazed windows overlooking front of property, feature stone fireplace surround with slate hearth, beam ceiling, uPVC double glazed window to front, telephone point, turn staircase leading off to First Floor Level, night storage heater.

Diner / Kitchen
11'10" x 12'1" (3.61m x 3.69m)
Base units with worktops over, single drainer sink, one and half bowl sink with mixer tap, electric cooker point, quarry tiled floor, uPVC double glazed windows, built-in electric and store cupboard.



Rear Porch / Conservatory
7'3" x 5'4" (2.22m x 1.65)

First Floor Level

Landing, access to roof space.

Bathroom

7'8" x 6'11" (2.36m x 2.12m)

Panelled bath with shower above, low level W.C , pedestal wash hand basin, uPVC double glazed window to front.

Bedroom 1

11'2" x 11'1" (3.41m x 3.4m)

uPVC double glazed window overlooking front, cast iron fireplace surround.

Bedroom 2

12'0" x 12'0" (3.68m x 3.66m)

Cast iron fireplace, uPVC double glazed window, built-in cylinder cupboard

Outside

The property has a single car garage with timber doors providing parking. Small courtyard garden to front, large enclosed rear garden, outside store shed and flower borders.

Services

Mains water, 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

Council Tax Band

Conwy County Borough 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.

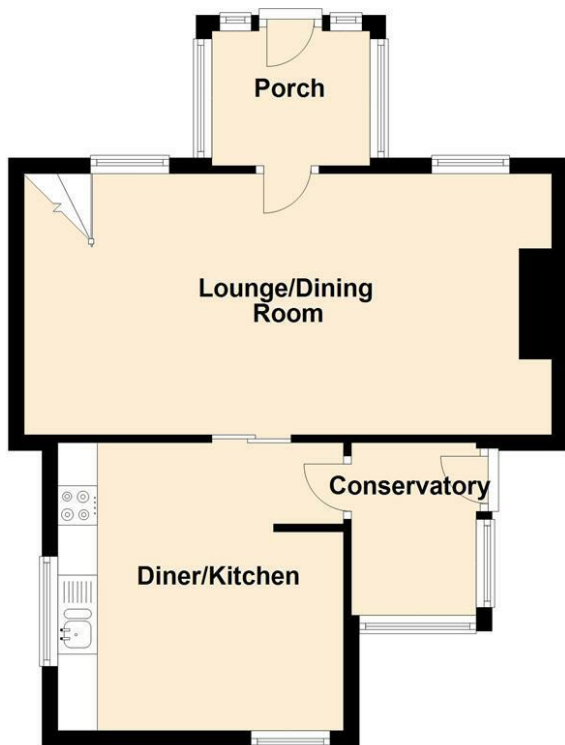
Directions

From the Agent office proceed down Watling Street turning right at the bottom onto the main road A470 towards Betws y Coed, immediately after Gwydyr Garage turn left towards Central Garage and bear right at the garage and 1 Dolhyfryd will be viewed straight ahead.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	20	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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