



2 Ty Newydd

Llanddoged LL26 0AX

£152,000

A traditional double fronted stone cottage situated adjacent to historic Grade II village Church. Set in large plot with off road parking and large rear garden.

Largely extended cottage offering character 2 bedroom accommodation with original features retained. Affording Entrance Porch, Open plan Living and Dining Room, Breakfast Kitchen, Rear Sun Lounge, Inner Lobby, Shower Room, Bedroom 1, Crog Loft / Bedroom 2.

Central heating and part double glazing. Brick paved front hardstanding for parking, large cottage style rear garden with variety of plants and shrubs, vegetable plot, greenhouse and workshop. Outside boiler room and Utility.



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



Location

The Accommodation Affords
(Approximately Measurements Only)

Front Entrance Porch

Twin timber and glazed doors, outside lighting and further timber and glazed door leading through to:

Lounge

18'11" x 15'5" (5.77m x 4.71m)

Open plan room with beamed ceiling, two uPVC double glazed windows to front elevation, enclosed staircase leading off to attic bedroom, under stairs storage cupboard. Feature recess fireplace, slate hearth and timber lintel, corner TV plinth and cupboard, TV and telephone point, two double panelled radiators, built-in book shelving and storage cupboard to recess alcove. Doorway leading to:

Breakfast Kitchen

11'8" x 9'10" (3.56m x 3m)

Fitted range of base and wall units with complementary worktops, circular stainless steel sink and drainer, space and plumbing for automatic washing machine, four plate ceramic hob, concealed extractor above, split level double oven and grill, breakfast bar, radiator, shelving and glazed display cupboard, tiled floor, stable timber and glazed door leading through to:

Rear Sun Lounge

11'3" x 8'1" (3.43m x 2.48m)

Tiled floor, timber panelling, two doors leading off to garden at rear.

From Kitchen

Timber and glazed door leading to:



Internal Lobby

Bedroom 1

9'10" x 9'5" (3m x 2.89m)

Range of built-in wardrobes along one wall, radiator, TV point, sliding patio door leading onto rear garden and patio area.

Shower Room

8'3" x 4'8" (2.53m x 1.43m)

Wet room style shower, low level W.C, pedestal wash hand basin, towel rail, radiator, single glazed window, mirror.

First Floor Attic Bedroom (Restricted Headroom)

15'1" x 7'8" (4.61m x 2.34m)

Single glazed window to side elevation, sealed unit double glazed Velux window, eaves storage cupboards.

Outside

Brick paved hardstanding at front provides off road parking. gate leading to side courtyard area block built workshop 4.71m x 2.6m. Enclosed timber store and oil tank storage area, flagged patio. Path leading to substantial rear garden enjoying privacy.

Utility Room

12'1" x 7'5" (3.7m x 2.28m)

Floor mounted oil central heating boiler, single drainer sink, tiled flooring.

Services

Mains water, electricity and drainage are connected to the property, Oil fired central heating (not tested).

Council Tax Band

Conwy County Borough Council Tax Band - "B"

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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.

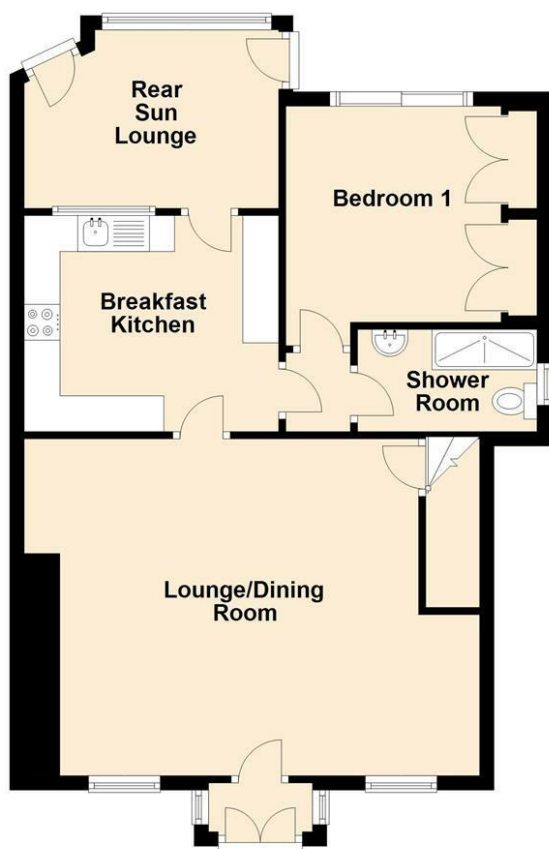
Directions

From Llanrwst, continue for approx 1.5 miles to the village of Llanddodged, on entering the village turn left immediately before the Church, follow the circular church yard wall around to the left and the property will be viewed at the rear of the right hand side of one of two similar style cottages.

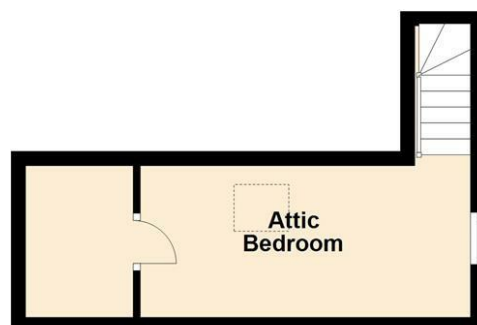


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	42	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.
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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 or 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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