



# Ysgoldy

Dolwyddelan LL25 0EZ

£152,500

Beautifully presented 2 bedroom former School House located in the beautiful Lledr Valley enjoying extensive views.

Located adjacent to the A470 within a mile outside the village of Dolwyddelan in the Snowdonia National Park. The property offers spacious 2 bedroom character accommodation briefly comprising Entrance Porch, Lounge, Inner Hall, Shower Room, Large Dining Kitchen, Landing, Bedroom 1 with Bathroom en-suite, Bedroom 2, uPVC double glazing installed 2021, infra red heating panels with remote control thermostat.

The property is currently a successful letting cottage and the adjoining cottage "Dolbryn" is also available for sale.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

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







## Location

Pleasantly situated about one mile outside of the village of Dolwyddelan, enjoying extensive views of the Lledr Valley. 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)

### Front Entrance Porch

uPVC double glazed door, twin timber and glazed doors leading to:

### Lounge

9'8" x 12'11" (2.95m x 3.95m)

Window overlooking front with views, TV point, Night Storage Heater, understairs storage cupboard, Archway leading to:

### Inner Hallway

Staircase leading off to first floor level.

### Shower Room

Corner shower cubicle, low level W.C, pedestal wash hand basin, tiled walls, extractor fan.





## Dining Kitchen

15'3" x 11'2" (4.66m x 3.41m)

Kitchen Area - Fitted range of base and wall units with complementary worktops, 1.5 bowl sink, space and plumbing for washing machine, electric cooker, wall tiling, window to rear elevation.

Dining Area - Feature recessed fireplace housing multifuel stove, slate hearth, Night Storage Heater, built-in cupboard and window to front elevation.

## First Floor

Spacious Landing with seating area and window overlooking front enjoying views, infra red panel, built-in linen and cylinder cupboard, electric meters, recessed shelving.

## Bedroom 1 (En -Suite)

15'8" x 9'9" (4.8m x 2.99m)

Window to front elevation with views with ceiling mounted infra red panel. En-suite panelled bath, electric shower above, low level W.C, pedestal wash hand basin, infra red wall mounted mirror panel.

## Bedroom 2

11'2" x 10'3" (3.41m x 3.13m)

Window overlooking rear, access to roof space - part boarded for storage. infra red panel,

## Outside

Small garden area with seating and parking area.

## Council Tax Band

Conwy County Borough Council Tax Band - TBC

## Services

Mains water & electricity connected to the property. Septic tank drainage.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>58</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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