



Llais Afon

Dolwyddelan LL25 0EQ

£399,950

A substantial, beautifully presented 4 bedroom, split level residence commanding an elevated hillside setting enjoying outstanding countryside views.

Improved, re-modelled and refurbished in recent years offering light and airy accommodation over two floors with all principal rooms enjoying extensive views. Property benefits from Oil fired Central heating, uPVC double glazing, Large open plan Kitchen and Dining Room, Integral Car Garage, Large Balcony extending along the side of the property enjoying views. The property is set in large grounds with its own tarmac gated driveway and ample parking. Affording Front Entrance, Porch / Sun lounge, Reception Hall, 3 ground floor Bedrooms and Bathroom. Oak staircase leads up to open Kitchen and Dining Room, Lounge which opens on to side balcony, Bedroom and Shower Room.

VIEWING HIGHLY RECOMMENDED



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Location

Continue into the village centre of Dolwyddelan and the property will be viewed on the right hand side on the hillside enjoying views across the valley. Dolwyddelan is a small traditional village located in the beautiful Lledr Valley and has a shop, village inn, school, railway station, and small Hotel. The village is also a popular destination for walkers and visitors.

The Accommodation Affords
(Approximate Measurements Only)

Enclosed Front Entrance Porch / Sun Porch

18'0" x 6'6" (5.5m x 2m)

Tiled floor, uPVC double glazed windows, composite double glazed front door, double panelled radiator, doorway leading through to garage.

Garage and Utility

20'7" x 11'11" maximum (6.28m x 3.64m maximum)

Plumbing and space for automatic washing machine and dryer, single drainer sink with mixer tap, worktop over, range of shelving, large up and over door to front. From Sun / Entrance Porch composite double glazed door to:



Reception Hall

Laminated timber effect flooring, double panelled radiator, uPVC double glazed windows overlooking front enjoying views. Oak staircase leads off to First Floor Level.

Bedroom 2

12'5" x 13'9" maximum reducing to 9'10" (3.79m x 4.2m maximum reducing to 3m)
Double panelled radiator, wall lights, sliding uPVC double glazed door leading onto side patio and enjoying views across the valley.

Bedroom 3

9'10" x 8'10" (3m x 2.7m)
Currently used as study, radiator, uPVC double glazed window overlooking front.

Bedroom 4

13'1" x 6'11" maximum (4m x 2.13m maximum)
Currently used as second study, uPVC double glazed window overlooking side, double panelled radiator, built-in store cupboard / wardrobe.

Bathroom

7'11" x 5'11" (2.43m x 1.81m)
Comprising three piece suite, "P" shaped bath with electric shower above, curved shower screen, pedestal wash hand basin, low level W.C., wall and floor tiling, wall lights and mirror.

Oak staircase leading up to large open plan:

Kitchen / Living & Dining area

21'3" x 18'9" (6.5m x 5.73m)
Oak flooring throughout.

Kitchen

Fitted range of modern base and wall units with complementary worktops, integrated dishwasher, stainless steel oven, four plate ceramic hob and canopy extractor above, double panelled radiator, one and half bowl sink with mixer tap, tall cupboards with pull out ladder unit, space and recess for fridge freezer. uPVC double glazed window overlooking side and double glazed door leading to outside.

Dining Area

Double panelled radiator, uPVC double glazed sliding patio doors leading onto front balcony, uPVC double glazed side window.

Lounge

21'11" x 11'11" (6.69m x 3.64m)
Feature inset Jetmaster log burning fireplace with glazed screen, slate hearth, wall lights, two radiators, uPVC double glazed windows and sliding patio doors leading onto side balcony. Panoramic views overlooking the village.



Bedroom 1

17'3" x 9'10" (5.28m x 3m)

Built-in wardrobes, uPVC double glazed window overlooking rear and side elevation, double panelled radiator.

Shower Room

7'10" x 6'6" (2.4m x 2m)

Three piece suite comprising corner shower enclosure, pedestal wash hand basin, low level W.C, wall and floor tiling, ladder chrome heated towel rail, extractor fan, wall light and mirror.

Outside

Gated tarmacadam driveway providing ample off road parking, Integral car garage, outside oil fired central heating boiler, oil tank, large gardens either sloping or terraced with established shrubs and plants. There is a large balcony extending across the side of the property which enjoys extensive views. Outside seating areas and log store.

Council Tax Band

Conwy County Borough Council Tax Band - F

Services

Mains water, electricity and drainage connected to the property, Oil Central Heating

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 and take a right turning before Elen's Castle Hotel up a no through road, continue up the hill and the property will be viewed on the left hand side



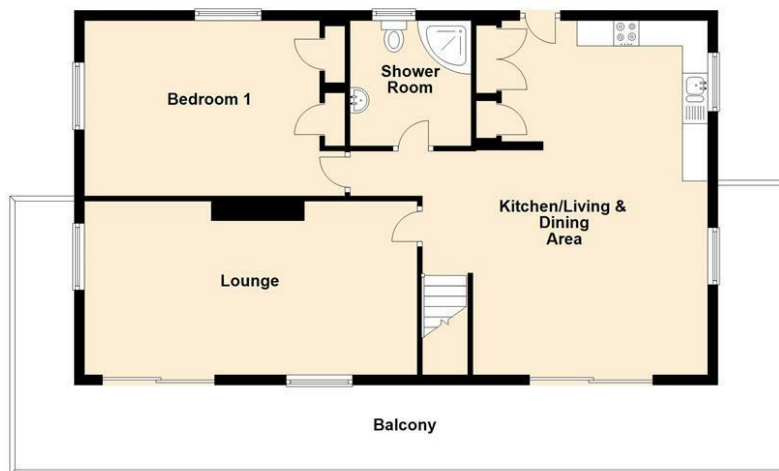


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.
Plan produced using PlanUp.

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