



15 Tayler Avenue

Dolgarrog LL32 8JN

£187,500

A well presented, recently upgraded 3 bedroom semi detached house in popular rural village in the beautiful Conwy Valley.

Improved, upgraded and modernised family home with sizeable gardens to front and rear, extensive views across the Conwy Valley, outside driveway, parking and rear conservatory. Oil fired central heating and uPVC double glazing. Affording Entrance Porch, Lounge, Dining Kitchen, Rear Conservatory, Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. Convenient setting within the village, Garage (in need of repair), Gardens & Patio Area

VIEWING RECOMMENDED



Tel: 01492 642551

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



Location

Dolgarrog is located on the B5106 in the beautiful Conwy Valley with easy access to the North Wales coast and Snowdonia National Park and walks and bike rides from the doorstep. There is a newly built primary school and the market town of Llanrwst is just 5 miles away.

The Accommodation Affords

Front Entrance Porch with composite double glazed door, uPVC double glazed windows, tiled floor, timber and glazed door leading to:

Lounge

19'0" x 10'8" (5.81m x 3.27m)

uPVC double glazed bay window overlooking front enjoying views, Adam style fireplace surround, telephone & TV point, views across the valleys. Balustrade staircase leading off to First Floor Level, electric metre.

Dining Kitchen

18'7" x 8'9" (5.67m x 2.67m)

Kitchen - Fitted range of base and wall units with complementary worktop, inset oven, four plate ceramic hob and concealed extractor above, porcelain sink, plumbing for automatic washing machine and space for dryer above, plumbing for dishwasher, built-in high level units with inset space for fridge freezer, wall tiling, uPVC double glazed window overlooking side and rear elevation.

Dining Area - Radiator, laminated floor, by folding doors leading to:



Conservatory

10'2" x 8'8" (3.12m x 2.65m)

Tiled floor, uPVC double glazed windows and door, door leading to outside, power point and wall lights.

First Floor

Landing, uPVC double glazed windows, access to roof space.

Bedroom 1

10'10" x 10'5" (3.31m x 3.19m)

uPVC double glazed bay window overlooking front enjoying extensive views, double panelled radiator.

Bedroom 2

11'9" x 9'1" (3.59m x 2.77m)

Radiator, uPVC double glazed window overlooking rear.

Bedroom 3:

8'3" x 7'6" (2.54m x 2.31m)

uPVC double glazed window overlooking front enjoying views; radiator.

Bathroom:

6'6" x 5'6" (1.99m x 1.7m)

L-Shaped bath with shower screen electric shower above: pedestal wash hand basin; low level W.C; chrome ladder style heated towel rail; extractor fan.

Outside:

Grassed gardens located to front and rear of the property; side driveway leads to detached car garage with twin timber doors (the garage roof is in need of attention). The central heating boiler is located to the rear of the garage, Outside patio area.

Services:

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Council Tax:

Band - C.

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:

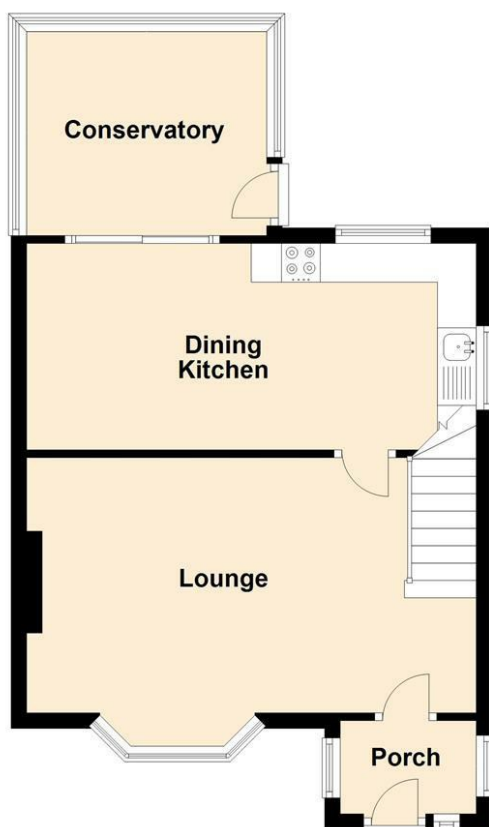
IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence.

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.

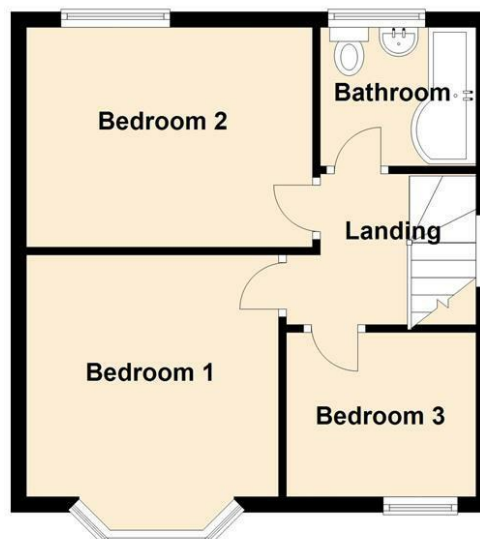


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 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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