



# The Nook

Dolgarrog Conwy LL32 8QA

£425,000

A substantial detached 4-bedroom family home set in its own grounds in an elevated setting enjoying extensive views.

The Nook commands a hillside setting on the edge of the village, approached over a sweeping driveway to level parking and front garden area. The grounds are extensive with established shrubs, trees and plants. The views from the principal rooms extend across the Conwy Valley. A happy family home for many years, retaining original character features throughout.

Affording entrance porch, reception hall, sitting room, main lounge, snug/breakfast room, pantry, kitchen, landing, bedroom 1, bedroom 2, bedroom 3, bedroom 4, shower room.

Some upgrading required but tremendous potential to make this into a very special home.

Viewing recommended.



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>







## Location

### Entrance Porch

12'4" x 5'6" (3.78m x 1.68m)

Quarry tiled floor, uPVC double glazed window and door. Timber and glazed door leading to Reception Hall with feature balustrade and spindle turn staircase leading off to first floor level. Minton style flooring, coved ceiling, picture rail, double panelled radiator, large built-in cloaks cupboard.

### Sitting Room

13'1" x 13'6" (3.99m x 4.12m)

uPVC double glazed window overlooking front, double panelled radiator, feature fireplace with cast iron multi fuel surround, picture rail and coving. French windows leading to:



### Conservatory / Sun Lounge

22'11" x 7'2" (7m x 2.19m)

Timber flooring, double glazed windows, door leading to out side garden.

### Main Living Room

14'5" x 21'1" (4.41m x 6.45m)

Two radiators, uPVC double glazed window overlooking side, feature stone fireplace surround with inset fireplace, slate hearth, side plinths.





### Rear Breakfast / Sitting Room

13'6" x 12'3" (4.14m x 3.74m)

Brick fireplace surround with timber lintel over, log burning stove, radiator, uPVC double glazed window overlooking side, built-in cupboards to alcove recess, electric meter. Walk-in pantry cupboard with shelving.

### Kitchen

9'10" x 7'10" (3m x 2.4m)

Base units with complementary worktops, radiator, plumbing for washing machine, electric cooker point, single drainer sink with mixer tap, uPVC double glazed window.

### First Floor Level

Spacious landing, uPVC double glazed window overlooking rear.

### Bedroom 1

13'6" x 13'1" (4.12m x 4m)

Two uPVC double glazed windows overlooking front and side elevation enjoying extensive views.

### Bedroom 2

13'5" x 10'5" (4.1m x 3.2m)

uPVC double glazed window overlooking side & front elevation with views across the valley, picture rail.

### Bedroom 3

7'9" x 10'2" (2.38m x 3.1m)

Window overlooking side elevation, radiator, picture rail.

### Bedroom 4

13'6" x 6'6" (4.14m x 2m)

Sash window overlooking side of property, built-in airing cupboard.

### Shower Room

7'11" x 7'4" (2.43m x 2.26m)

Shower enclosure, vanity wash basin with mirror above, shaving point, ladder heated towel rail, wall tiling, uPVC double glazed window.

### Separate W.C

Low level suite uPVC double glazed window.





## Outside

The property is approached along a sweeping driveway from Hillside Road at the bottom of the village, has a lower level detached car garage, sweeping driveway leads up to the property with level hardstanding to front and side elevation, lawned flat garden area to side overlooking the Conwy Valley, sloping rear garden with a variety of established shrubs and plants. The grounds surrounding The Nook are extensive and offer complete privacy and tranquillity. There are views extending across the valley from various points. In addition to the lower level garage there are also two other garages located at the upper level nearer the house.

## Services

Mains water, electricity, and drainage connected to the property. Oil central heating - Please note there is a relatively new boiler installed.

## Council Tax Band

Conwy County Borough Council Tax Band - "F"

## 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

From Conwy proceed into the village of Dolgarrog passing the school on the left hand side, continue into the village, turn right into Hillside Road and just as the road bears sharply left bear right up a private driveway to The Nook



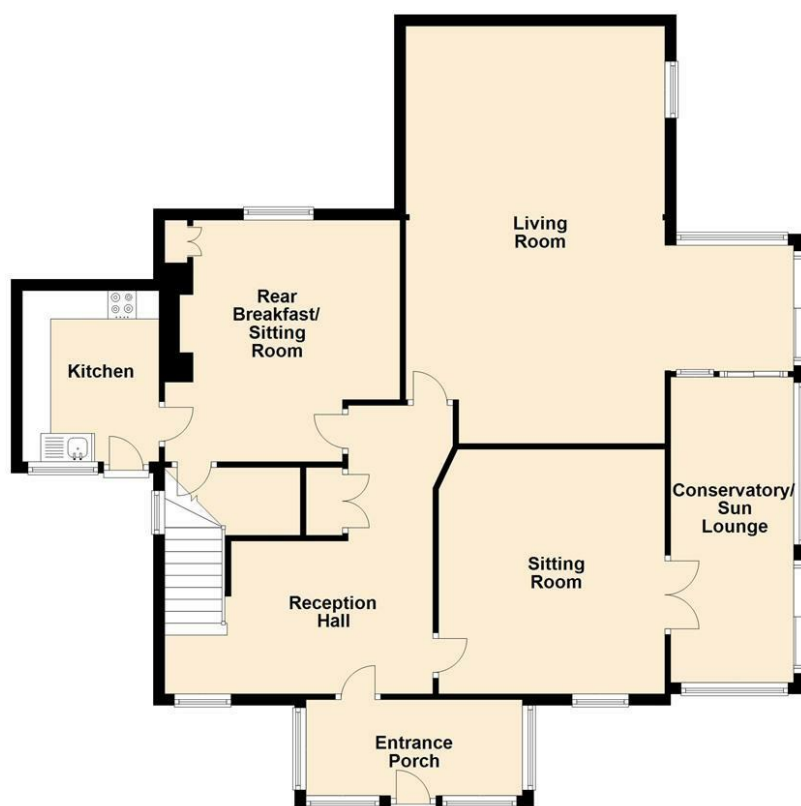




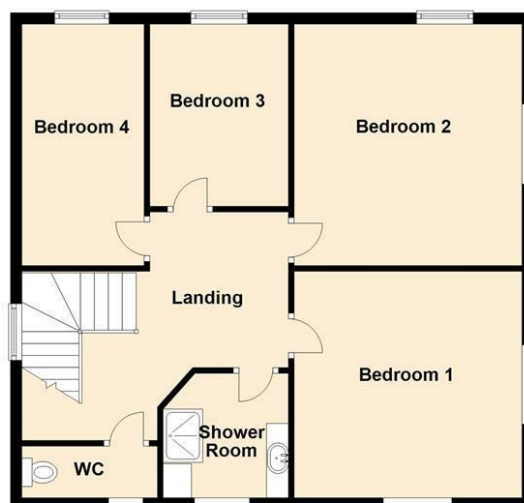


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.

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## Iwan M Williams Estate Agents

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