



1 Castle Terrace

Dolwyddelan LL25 0NJ

£165,000

A deceptively spacious, semi-detached stone cottage with character features, garden space and versatile accommodation, located on the outskirts of this popular village.

This substantial semi-detached home offers considerable potential and flexible living across three floors. Set in a slightly elevated position just off the village centre, the property enjoys a convenient location along the main road towards Blaenau Ffestiniog and the scenic surrounding countryside.

The property benefits from uPVC double glazing and electric heating but would benefit from upgrading and modernisation throughout.

The house sits on a generous corner plot with gardens to the side and rear, now overgrown but offering great potential for landscaping, vegetable growing or outdoor seating areas. Outbuildings to the rear include a garden shed and former store, with scope for further improvement or replacement (subject to consents).



Tel: 01492 642551

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



Location

Situated within walking distance of local shop, village inn and school, and with easy access to transport links, this property represents an excellent opportunity for those seeking a character home to renovate in a popular Snowdonia village setting.

Enclosed Front Entrance Porch

Timber and glazed door to:

Lounge

15'3" x 13'1" (4.65 x 4)

Recessed inglenook-style fireplace surround housing a multi-fuel stove. Beam ceiling, book shelving, timber flooring, night-storage heater, uPVC double glazed window to front.

Kitchen

12'8" x 7'7" (3.88 x 2.33)

Fitted base and wall units with complementary worktops. Electric cooker with extractor hood above. Single drainer sink with mixer tap. Space for fridge-freezer. Beam ceiling, uPVC double glazed window overlooking rear. Staircase down to lower ground floor.

Lower Ground Floor

Hallway - Under-stairs storage cupboard. Night-storage heater. Door to outside rear.



Bathroom

7'10" x 7'10" (2.39 x 2.39)

Vanity wash basin, panelled bath with electric shower over, low level WC, chrome heated towel rail. Plumbing for automatic washing machine.

Bedroom 1

11'11" x 13'10" (3.65 x 4.22)

Built-in wardrobe, spotlighting, small window to side elevation, night-storage heater.

First Floor Landing

Bedroom 2

9'9" x 9'4" (2.98 x 2.86)

uPVC double glazed window to rear, night-storage heater.

Bedroom 3

11'7" x 9'8" (3.54 x 2.97)

uPVC double glazed window, night-storage heater.

Study

7'7" x 5'0" (2.33 x 1.53)

uPVC double glazed window, bookshelving. (Alternative use as Bedroom 4 if required.)

Services

Mains water, electricity and drainage.

Heating via night-storage heaters (Not tested by the agents)

Council Tax

Band C

Viewing

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

Proceed into the village of Dolwyddelan along the A470, on arriving at the centre of the village, continue straight up the hill towards Blaenau Ffestiniog and the property will be viewed on the right hand side as you leave the village.



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

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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