



2 Tan Y Benar Dolwyddelan LL25 0JA

£379,500

Commanding a slightly elevated setting enjoying extensive valley and mountain views. Spacious accommodation comprising Front Entrance Lobby, Large Dining, Side Hallway, Shower Room, Bedroom 4 (or study if required), Large Rear Breakfast Room and glazed Dining Area, Boiler Room/ Utility. First floor Landing, bedroom 1 with Juliet balcony, built-in wardrobe and En-suite Shower Room, Bedroom 2, Bedroom 3, Modern Bathroom. UPVC double glazing, multi fuel stove, under floor heating, Air Source heating system.

Large Garden, Off road parking, extensive views.

Viewing Highly Recommended

A substantial, beautifully presented 4 bedroom semi detached family home located on outskirts of this popular village in the beautiful Lledr Valley in the Snowdonia National Park.

Largely extended and completely renovated by the present owners.



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



Location

The Accommodation Affords:
Approximate Measurements Only

UPVC Double Glazed Front Door:
Leads to :

Small Integral Entrance Lobby:
Radiator, cloak hanging hooks, contemporary
timber and glazed door leading through to :

Main Living Room:
14'11" x 20'9" (4.55 x 6.33)
Feature recessed fireplace with substantial slate
lintel over, slate hearth, multi fuel stove, built-in
electric meter cupboard, sash double glazed
window overlooking front with extensive views,
coved ceiling, balustrade and spindle staircase
leading off to first floor level.

Twin Timber and Glazed Doors:
Leading to:

Side Reception Hall:
6'4" x 8'4" (1.95 x 2.56)
Twin UPVC double glazed french doors leading
to outside.



Downstairs Shower Room:

3'9" x 7'8" (1.16 x 2.35)

Shower enclosure with sliding doors, mixer tap shower with overhead raindrop shower unit, inset spotlighting, extractor fan, access to roof space, vanity wash basin, concealed cistern W.C and medicine cabinet.

Bedroom 4:

10'9" x 8'4" (3.3 x 2.56)

With sash double glazed window overlooking front enjoying extensive views, fitted blind, inset spotlighting, fitted wardrobe with sliding doors, T.V point.

Doorway from Living Room:

Leading through to:

Breakfast Kitchen and Living Area:

18'6" x 13'1" (5.64 x 4.)

Fitted range of base and wall units with granite worktops, bespoke integrated drainer in island unit with 'Belfast' porcelain sink, breakfast bar with granite work top, plumbing for automatic washing machine and dishwasher, four plate ceramic hob, stainless steel and glazed extractor hood above, tall cupboard, integrated split level oven with cupboards above and below. Inset space for American Style fridge, integral wine rack, overhead storage, two sealed unit double glazed windows overlooking rear of property, tiled floor with underfloor heating.

Rear Vaulted and Glazed Dining Area:

8'7" x 10'10" (2.63 x 3.31)

Large floor to ceiling glazed gable wall, inset spotlighting, sliding double glazed patio doors leading onto side.

Timber Door Leading through to:

Utility/ Boiler Cupboard:

4'1" x 7'10" (1.25 x 2.4)

Base units, electric meters, floor mounted electric heating system, access to roof space, inset spotlighting.

From Living Room:

Staircase leading up to:

Spacious Landing:

Vaulted ceiling, inset spotlighting, access to roof space, radiator.



Master Bedroom Suite:

20'4" x 13'0" (including built-in wardrobe) (6.21 x 3.98 (including built-in wardrobe))

Deep recess built-in wardrobe and En-suite shower room.

Main Bedroom: with Juliet balcony and twin double glazed doors leading onto rear with extensive views, partly vaulted ceiling, inset spotlighting, T.V point, double glazed window overlooking side with views toward Moel Siabod, double panelled radiator.

En-suite shower room: Corner W.C, vanity wash basin, corner shower enclosure with electric shower, large ladder style chrome heated towel rail, fully tiled walls, velux double glazed window, extractor fan, inset spotlighting, mirror with integrated lighting.

Bedroom 2:

8'4" x 9'10" (2.56 x 3.)

Double glazed sash overlooking side with views towards Moel Siabod, built-in overhead storage cupboards, partly exposed roof timbers, double panelled radiator, integrated blind.

Bedroom 3:

8'4" x 10'4" (2.565 x 3.17)

Partly vaulted ceiling, large overhead storage cupboard with sliding doors, double panelled radiator, sash double glazed window overlooking front enjoying views, T.V point.

Bathroom:

7'1" x 5'9" (2.17 x 1.77)

Panelled bath with mixer shower and shower screen above, vanity wash basin, low level W.C, wall mounted mirror with inset lighting, black ladder style heated towel rail, attractive wall panelling, vaulted ceiling, inset spotlighting and extractor fan, sash double glazed window to front.

Outside:

Property commands a lovely position on the outskirts of the village, has a large decorative slate hardstanding for parking at the side of the property, extensive rear garden, outside patio area to side, attractive front garden with shrubs and plants and extensive views.

Council Tax:

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

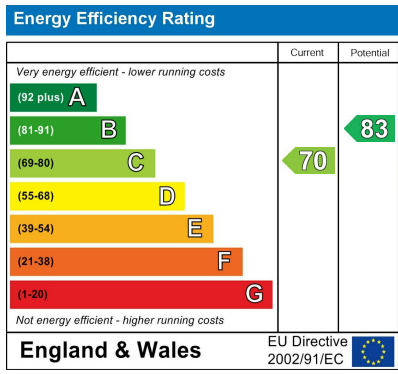
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents





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.





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.

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