



Dolwen Top Road

Trefriw LL27 0JX

£269,950

A well presented, traditional 3 bedroom family home in a village setting, enjoying extensive views across the Conwy Valley.

VIEWING RECOMMENDED.

Commanding an elevated setting in a popular residential area with extensive views, large rear garden, driveway providing off-road parking, central heating and double glazing. Character accommodation comprising; Reception Hall, Lounge, Dining Room and Kitchen, First Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom. Outhouses and small lower level courtyard with steps leading up to sloping rear garden, enjoying extensive views over rooftops. Ideal family home, convenient for all local amenities and also for local countryside walks. No chain.



Tel: 01492 642551

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





Location

Reception Hall

uPVC double glazed front door, balustrade staircase leading off to first floor level, understairs storage cupboard, radiator.

Lounge

11'9" x 12'4" (3.6m x 3.76m)

Feature stone fireplace surround with side plinths, inset electric fire, slate hearth, wall lights, radiator, TV point, telephone point, uPVC double glazed bay window overlooking front.

Dining Kitchen

8'7" (extending to 11'10") x 17'0" (2.62m (extending to 3.61m) x 5.19m)

Dining area, uPVC double glazed window overlooking rear. radiator, built-in alcove cupboard housing central heating boiler.

Kitchen - Fitted range of base and wall units with complementary worktops, single drainer sink, mixer tap, electric cooker point, filter extractor above, plumbing for automatic washing machine, space for fridge/freezer, uPVC double glazed window overlooking rear, timber and glazed door leading to outside rear. Base peninsular unit and worktop, subdividing from dining area.

First Floor Landing

Access to roof space.



Bedroom 1

11'0" x 11'8" (3.36m x 3.56m)

Large uPVC double glazed bay window overlooking front, enjoying panoramic Valley views, picture rail, radiator.

Bedroom 2

12'0" x 11'10" (3.66m x 3.63m)

uPVC double glazed window overlooking rear garden, radiator.

Bedroom 3

7'5" x 8'7" (2.27m x 2.63m)

uPVC double glazed window overlooking front, enjoying extensive views, radiator, picture rail.

Bathroom

6'5" x 6'5" (1.97m x 1.97m)

Three piece suite comprising panelled bath, electric shower above, pedestal wash hand basin, low level w.c. half tiled walls, uPVC double glazed window, radiator.

Outside

Commanding an elevated setting with raised garden to front, grass and established shrubs and plants, driveway providing ample off road parking, enclosed courtyard to immediate rear, outside former w.c. and store. Steps leading up to sloping and terraced rear garden with greenhouse and seating area.

Services

Mains water, electricity, gas and drainage are connected to the property.

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.

Council Tax

Band D.

Directions

Into the village centre from Llanrwst, over the bridge and turn left up the hill opposite The Fairy Falls. Take the second right into Top Road and Dolwen will be viewed a short distance on the left hand side.



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.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

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