



6 Croft Cottages

Dolgarrog LL32 8JR

£169,950

A well presented three bedroom semi-detached home situated in a convenient village setting, within easy reach of local shops, school and the Snowdonia Adventure Parc, formerly the Surf Centre.

Tenure: Freehold. EPC - E. Council Tax: C.

The property offers comfortable family accommodation with the benefit of double glazing and a wood burning stove. The ground floor provides an open plan lounge and dining room, together with a fitted kitchen and bathroom. To the first floor there are three bedrooms.

Externally, the property has off road parking to the front, whilst to the rear there is a sizeable garden with lawned areas, useful outside space and a large garden shed/workshop.

Accommodation Open plan lounge and dining room with wood burning stove, fitted kitchen and bathroom. First Floor: Landing and three bedrooms.

Outside: Off road parking to the front. Sizeable rear garden with lawned area, seating/garden space and large shed/workshop.

A lovely family home in a popular and convenient village location.



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<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:
(Approximate measurements only)

Front Entrance

uPVC double glazed front door leading to open plan Living and Dining Room.

Living / Dining Room

22'11" x 11'9" (7.0m x 3.6m)

Dining area overlooking front, uPVC double glazed window, picture rail, staircase leading off to first floor level.

Rear Lounge area with feature recessed fireplace housing multi-fuel stove on slightly raised hearth, timber lintel over, picture rail, TV point, uPVC double glazed window overlooking rear garden. Oak door leading through to Kitchen.

Kitchen

4'10" x 14'11" (1.49m x 4.56m)

Fitted base and wall cupboards with complementary worktops, single drainer sink, electric cooker point and canopy stainless steel extractor hood above, understairs cupboard, space for fridge/freezer, window overlooking rear, uPVC double glazed stable door, tiled floor. Doorway leading through to small lobby area with plumbing for automatic washing machine and space for dryer above.



First Floor Landing

uPVC double glazed window overlooking side elevation, access to roof space.

Bedroom 1

10'3" x 13'11" (3.13m x 4.25m)

(plus recessed built-in cupboard with shelving) TV point, wall mounted electric heater, uPVC double glazed window overlooking front of property.

Bedroom 2

12'7" x 7'11" (3.85m x 2.42m)

uPVC double glazed window overlooking rear.

Bedroom 3

8'9" x 9'6" (2.69m x 2.92m)

uPVC double glazed window overlooking rear of property.

Bathroom

5'8" x 5'6" (1.75m x 1.7m)

Three piece suite comprising; panelled bath with electric shower above, pedestal wash handbasin, low level w.c. wall tiling, uPVC double glazed window.

Outside

The property stands within it's own sizeable plot with side driveway and hardstanding providing off-road parking, grassed front garden with raised beds and wrought iron fencing. Access leading through to large rear enclosed garden, mainly grassed with play area and timber garden shed, outside seating area, patio.

Services

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

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

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 C.

Directions

Proceed from Llanrwst along the B5106 towards Conwy, continue through the village of Trefriw into Dolgarrog. After the shops in the village centre and the Adventure Park, the property will be viewed 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		76
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

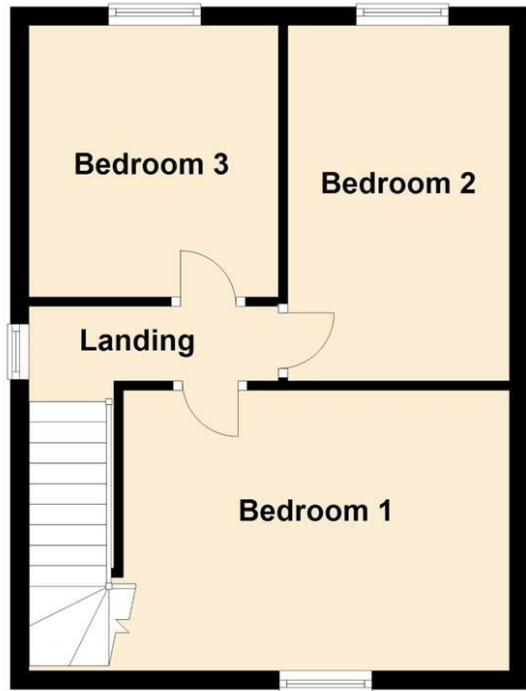
Ground Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.1 sq. feet)



Total area: approx. 75.5 sq. metres (812.9 sq. feet)

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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