



7 Maes Y Braich

Dolwyddelan LL25 0YQ

£135,000

A spacious three-bedroom mid-terrace former local authority house, situated within the popular village of Dolwyddelan in the picturesque Lledr Valley.

Tenure - Freehold Council Tax- B EPC-D

The property offers well-proportioned accommodation comprising an entrance hall, lounge, dining kitchen, three double bedrooms and a family bathroom.

The house benefits from uPVC double glazing and oil-fired central heating, although some general modernisation and redecoration are now required. Outside are good-sized gardens to both the front and rear, together with a useful covered passageway providing direct access to the rear garden.

An ideal opportunity for a first-time buyer or local family seeking a spacious home within this attractive village community.

Please note that the property is subject to a local occupancy restriction.



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





Location

Dolwyddelan is a small village with shop, public house, hotel, school and train station. Approximately 5 miles from Betws Y Coed.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Composite double glazed front door leading to small Entrance Hall, double panel radiator, turned staircase leading off to first floor level.

Lounge

16'3" x 11'10" (4.97m x 3.62m)

Tiled fireplace surround, double panel radiator, telephone and TV points, picture rail, uPVC double glazed window overlooking front enjoying open aspect, doorway leading through to rear Dining Kitchen.

Dining Kitchen

14'9" x 9'0" (4.51m x 2.76m)

Fitted base and wall cupboards with complementary worktops, electric cooker point, space and plumbing for automatic washing machine, space for fridge, large understairs storage cupboard, double panel radiator, two uPVC double glazed windows overlooking rear, composite double glazed rear door. Recessed area housing Worcester oil fired central heating boiler, electric meters.



First Floor Landing

Access to roof space.

Bedroom 1

13'8" x 10'5" (4.19m x 3.19m)

Overlooking rear, open aspect and views.

Bedroom 2

9'10" x 10'7" (3.0m x 3.25m)

Double panel radiator, picture rail, uPVC double glazed window overlooking front with views towards Moel Siabod.

Bedroom 3

10'7" x 8'1" (3.23m x 2.47m)

(extending to 3.26m into wardrobe recess)

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

Bathroom

10'7" x 7'6" (3.24m x 2.31m)

Panelled bath with shower above, low level w.c. vanity washbasin, medicine cabinet, tiled splashback, picture rail, double panel radiator, uPVC double glazed window.

Outside

Gravelled enclosed front garden with shared pathway and covered entrance leading to substantial flagged rear garden, timber garden shed, outside store shed, former w.c. oil tank.

Services

Mains water, drainage and electricity are connected to the property, oil fired central heating.

Council Tax

Band B

Agent's Note

Please note that the property will be subject to a Section 57 Local Occupancy Restriction, Please ask Agents for further details.

Viewing

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

Proof Of Funds

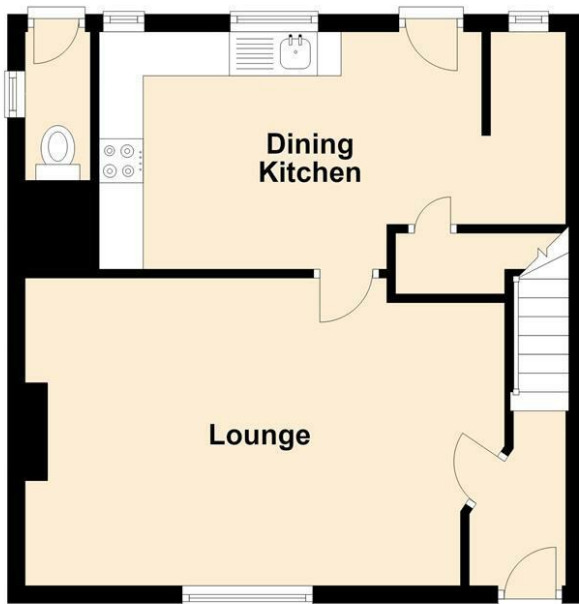
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 81.3 sq. metres (875.3 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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