



## Dolafon Station Road

Llanrwst LL26 0EH

£310,000

A beautifully presented detached double fronted house in a convenient level setting on the outskirts of the town.

VIEWING HIGHLY RECOMMENDED

Improved and upgraded family home offering spacious well appointed character accommodation together with large detached garaging and parking, rear courtyard garden. Affording covered Front Entrance, Reception Hall with Minton style flooring and feature balustrade staircase, Sitting Room, Large Lounge, Dining Kitchen, downstairs Bedroom with en-suite Shower Room, Utility Room, Landing, Bedroom 1, Bedroom 2, Bedroom 3, Box Room and Bathroom. Gas fired central heating, uPVC double glazing, views extending across open fields at rear.



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## Location

Situated within level walking distance of all shops, train stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

## The Accommodation Affords (Approximate Measurements Only)

Covered Front Entrance with double glazed door leading through to:-

### Reception Hall

Radiator, balustrade and spindle feature staircase leading to First Floor Level. Attractive Minton style tiled floor, coved ceiling.

### Sitting Room

11'8" x 11'11" (3.56m x 3.65m )

uPVC double glazed square bay window to front elevation, recess fireplace with tiled hearth, Oak mantel over, picture rail and coving, radiator, TV point.





## Lounge

20'4" x 12'5" (6.21m x 3.79m)

Feature Adam style fireplace surround with granite hearth, electric fire, picture rail and coving, square uPVC double glazed bay window to front elevation, TV point, radiator, built-in alcove storage cupboard. Twin timber doors leading to:-

## Rear Dining Kitchen

16'9" x 10'4" (5.12m x 3.15m)

Fitted range of wall and base units with complementary worktops, Range cooker, canopy stainless steel extractor above, plumbing for automatic washing machine & dishwasher, one and half bowl sink with mixer tap, leaded glazed display cupboards, uPVC double glazed window overlooking rear, uPVC double glazed rear door. Dining Area.

## Rear Bedroom / Sitting Room

10'3" x 10'4" (3.13m x 3.16m)

Radiator, uPVC double glazed window overlooking side. En suite Shower Room with shower enclosure, pedestal wash hand basin, low level W.C, wall tiling, uPVC double glazed window, radiator.

## First Floor Level

Spacious landing, radiator.

## Bedroom 1

12'0" x 10'3" (3.68m x 3.149m)

uPVC double glazed window overlooking front, double panelled radiator, picture rail, TV point.

## Bedroom 2

11'10" x 11'10" (3.61m x 3.62m)

uPVC double glazed window, double panelled radiator, TV point.

## Bedroom 3

10'6" x 12'0" (3.22m x 3.68m)

Double glazed window enjoying extensive views across the valley, double panelled radiator, TV point.

## Study / Box Room

6'2" x 4'10" (1.9m x 1.48m)

Currently used as Dressing Room, uPVC double glazed window overlooking front.

## Bathroom

Four piece suite comprising panelled bath, corner shower enclosure, low level W.C, vanity wash basin, wall mounted mirror, ladder style chrome heated towel rail, uPVC double glazed window, wall tiling.





## Outside

Private enclosed rear courtyard and seating area, outside lighting and water tap. Small forecourt garden to front elevation. On the opposite side of the road there is a large garage block comprising:-

Double Garage - 4.82m x 4.98m with up and over door

Single Garage - 4.42m x 5.43m with up and over door

Concrete hardstanding for parking.

## Services

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

## Council Tax Band

Conwy County Borough Council Tax Band - "E"

## Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto: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 from the Agents office along the A470 out towards Llandudno, turn left towards the Station and the property will be viewed a short distance on the left hand side.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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.

## Iwan M Williams Estate Agents

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