



## 2 Castle Terrace

Dolwyddelan LL25 0NJ

£217,500

A charming, beautifully presented traditional semi-detached home offering spacious two-bedroom accommodation over three floors.

VIEWING HIGHLY RECOMMENDED

Tastefully modernised throughout, combining contemporary style with period character features. Conveniently located within a short distance of the village centre, adjacent to the A470, it provides excellent access to surrounding communities and the stunning landscapes of the Snowdonia National Park.

The property is two-storey to the front and three-storey to the rear, offering well-planned and versatile living space. The interior has been thoughtfully upgraded and presented to a high standard throughout, benefiting from uPVC double glazing and oil central heating.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

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## Location

Situated within the village of Dolwyddelan, the property is conveniently placed for local amenities including shop, primary school, pub, small hotel, and railway station. The area offers easy access to scenic walks and outdoor pursuits, with the popular towns of Betws-y-Coed and Blaenau Ffestiniog both within approximately 5 miles.

## Accommodation

On the ground floor, the welcoming dining room features exposed ceiling beams, a traditional stone fireplace, creating a warm and characterful setting for family dining. Modern fitted kitchen is finished with white shaker-style units.

The lower ground floor comprises a spacious lounge, offering a comfortable and relaxing living area with ample natural light and access to the rear garden.

To the first floor are two well-proportioned bedrooms, each beautifully presented, along with a modern bathroom fitted with a white suite.

## Covered Front Entrance

uPVC double glazed door leading to small entrance lobby with cloak hanging hooks.



## Dining Room

15'0" x 13'1" (4.58m x 4.0m)

Feature inglenook style recessed stone fireplace, raised hearth, beamed ceiling, uPVC double glazed window overlooking front, built-in store and display cupboard to alcove recess, balustrade and spindle staircase leading off to first floor level., double panel radiator. Doorway to Kitchen.



## Kitchen

12'2" x 7'6" (3.73m x 2.31m)

Fitted range of shaker style base and wall units with complimentary worktops, 1.5 bowl sink with mixer tap, electric cooker point, filter extractor hood above, space for fridge/freezer, double panel radiator, wall tiling, inset spot lighting, uPVC double glazed window to rear.

Doorway and staircase leading down to lower ground floor Living Room.

## LOWER GROUND FLOOR

### Living Room

15'11" x 15'10" (4.87m x 4.83m)

Feature exposed stone wall to one side, beamed ceiling, uPVC double glazed windows to side and rear elevations, two double panel radiators. uPVC double glazed door leading onto rear decking and garden. Door to Utility Room. Walk in store cupboard (1.5m x 1.39m).



### Utility Room

8'10" x 4'7" (2.71m x 1.41m )

'L' shaped, plumbing for automatic washing machine, base units with 1.5 bowl sink with mixer tap (cold water supply only), boiler cupboard in recess. The heating system benefits from Hive (control system).

## FIRST FLOOR LEVEL

### Landing

Built in store cupboard.

### Bedroom 1

12'8" x 8'5" (3.88m x 2.59m)

uPVC double glazed window, double panel radiator. Cylinder cupboard with concealed door.

### Bedroom 2

9'8" x 8'0" (2.97m x 2.45m)

Laminated floor, double panel radiator, uPVC double glazed window overlooking rear elevation.

### Bathroom

7'10" x 6'6" (2.39m x 2.0m)

Timber panelled bath with shower screen and shower over, low level w.c. vanity washbasin, part timber panelling, chrome ladder style heated towel rail, wall tiling.



## Outside

Side driveway suitable for parking, subject to providing drop kerb, timber fencing, access leading to a landscaped rear garden with grassed areas, a variety of established shrubs and plants, large rear decking, providing a private seating area. Former pig-sty/garden store, poly tunnel and oil tank.

## Services

Mains water, electricity and drainage are connected to the property, oil fired central heating. The property benefits from new electrics and upgraded plumbing throughout.

## Viewing

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)

## Agent's Note

Prospective purchasers are advised that the property lies within the Eryri (Snowdonia) National Park where, with effect from 1 June 2025, an Article 4 Direction has introduced new planning use classes for residential dwellings. A permanent dwelling is classified as Use Class C3, a second home as Use Class C5, and a short-term holiday let (lettings of 31 days or fewer) as Use Class C6. Any change of use between these classes now requires planning permission from the National Park Authority. Purchasers should make their own enquiries and satisfy themselves with regard to the planning status of the property and any future intended use.

## 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

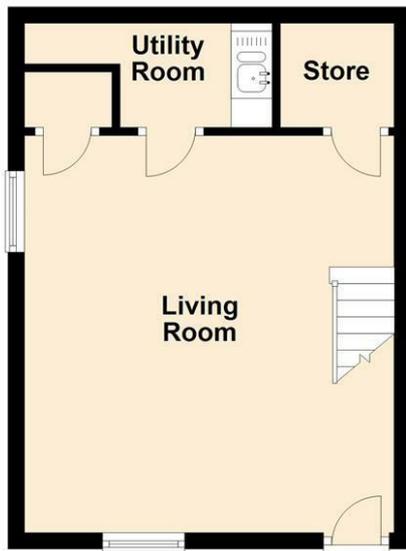
Proceed into the village of Dolwyddelan along the A470, on arriving at the centre of the village, continue straight up the hill towards Blaenau Ffestiniog and the property will be viewed on the right hand side as you leave the village.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

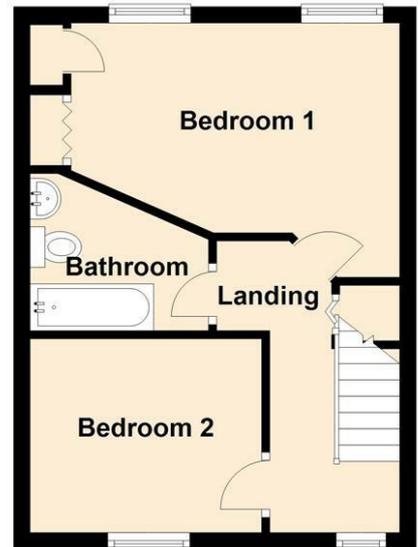
Lower Ground Floor



First Floor



Second Floor



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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