



Pipeline Cottage
Dolgarrog Conwy LL32 8JP



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£250,000

A beautifully presented, modern detached two-bedroom property, enjoying an elevated position, set amidst attractive woodland surroundings, commanding delightful views towards the Adventure Park and surrounding valley.

Offers Over - £250,000

Tenure: Freehold. Council Tax - TBA. EPC Rating - C

The property has been successfully utilised as a holiday let for a number of years and offers well-appointed, contemporary accommodation throughout, benefitting from uPVC double glazing and electric heating. To the ground floor, the accommodation comprises an entrance lobby with built-in storage and plumbing for a washing machine, a modern shower room, and an impressive open-plan living space incorporating lounge, dining area and a well-equipped contemporary kitchen, creating an ideal environment for both everyday living and entertaining. A staircase leads to the first floor landing. To the first floor, there are two generously proportioned double bedrooms, both benefitting from en-suite facilities, providing comfortable and flexible accommodation.

Conveniently located for access to local amenities and outdoor pursuits within the Conwy Valley. The property represents an excellent opportunity either as a continued holiday investment or as a low-maintenance residential home in a sought-after semi-rural location (subject to consent)



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

Composite double glazed front door leads to Entrance Lobby with built-in full height storage cupboards, worktop and plumbing for washing machine below.

Downstairs Shower Room

Three piece suite comprising corner shower enclosure, brick effect tiling, pedestal wash handbasin, low level w.c. chrome ladder style heated towel rail.

Open plan Lounge / Kitchen / Dining Room 34'0" x 14'0" (10.38m x 4.29m)

Lounge; uPVC double glazed windows overlooking front, electric wall panel heater, TV point, uPVC double glazed side window, built-in meter cupboard, understairs storage cupboard, hot water cylinder cupboard.

Kitchen; range of fitted base units with granite worktops, central island with granite worktop, breakfast bar, inset wine rack, storage units. 1.5 bowl sink, integrated dishwasher, stainless steel oven, four plate hob, canopy glass extractor hood above, integrated fridge/freezer, inset spotlighting, uPVC double glazed windows overlooking front enjoying views.

Balustrade staircase leading off to first floor level.

First Floor Landing

Attractive skylight, uPVC double glazed windows overlooking front.



Bedroom 1 (En-suite) 13'10" x 14'5" (4.22m x 4.41m)
uPVC double glazed Velux and front window enjoying extensive views, inset spotlighting, wall panel heater.
En-suite Bathroom with freestanding bath, chrome tap and shower adaptor, low level w.c. pedestal wash handbasin, wall mounted mirror and light unit.

Bedroom 2 (En-suite) 13'9" x 12'4" (4.21m x 3.76m)
uPVC double glazed window and Velux overlooking front elevation enjoying views.
En-suite Shower Room; large shower enclosure, pedestal wash handbasin, low level w.c. chrome ladder style heated towel rail, brick effect tiling, inset spotlighting.

Outside

Small outside seating area, enjoying views overlooking front of property, ideal for outside dining and entertaining.

Services

Mains water, electricity and drainage are connected to the property, electric heating. Hot water is supplied via emersion electric heating system.

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

Small Business Rates Relief.



Directions

Proceed into the village of Dolgarrog from the direction of Llanrwst, past the shops on the left hand side and the adventure park on the right hand side, continue past a row of semi-detached houses and take a left up towards Hillside Cottages, bearing left with the road, continue past the cottages on the left hand side towards the narrow bridge, once over the bridge take a left towards the Catholic Church and Pipeline Cottage will be viewed on the right hand side.

Agents Note

The property has planning consent for use as a Holiday Let premises and not a permanent dwelling. As such it is outside the requirements of needing to be let for a minimum of 182 days a year to qualify for Business Rates and will not be subject to premium rate Council Tax. However, the property would make a superb home - subject to consent being granted.

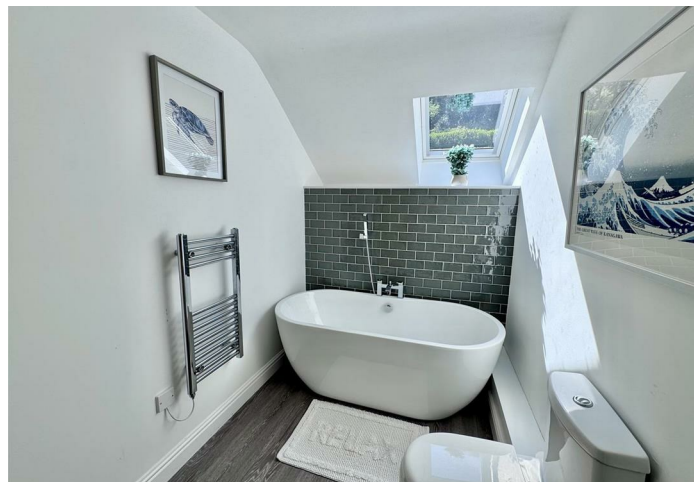
Agents Note:

The property is being sold as a Holiday Let and as a going concern, all furniture fixtures and fittings can be included by separate negotiation and should the purchaser wish all existing bookings (not yet fulfilled) can be handed over to the new owner on completion giving an immediate revenue stream. Most bookings come through Air B&B where the property has a very high rating and where we have super host status. Should the purchaser wish to use the property as a home (subject to planning consent) or indeed want it for soley personal use then we will deal with cancelling all the bookings on completion of the sale of the property.

2023 the property achieved 56 bookings with revenue of £21,131.45 (after having deducted letting fees)

2024 the property achieved 68 bookings with revenue of £24,449.35 (after having deducted letting fees)

2025 the property achieved 73 bookings with revenue of £23,103.48 (after having deducted letting fees)



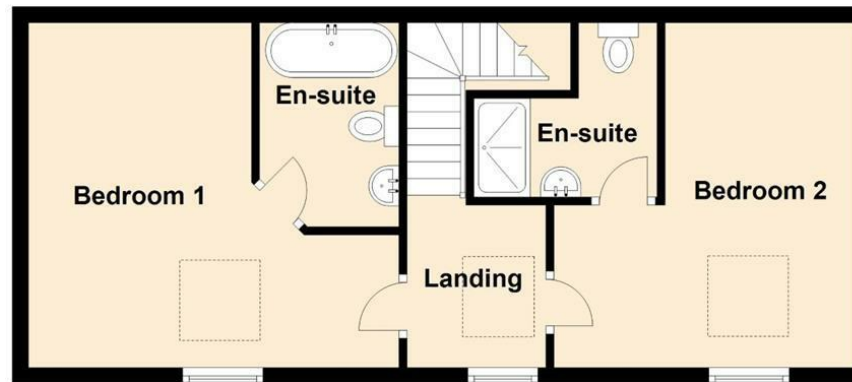
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

69 → 78

Ground Floor
Approx. 51.8 sq. metres (557.2 sq. feet)



First Floor
Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 96.0 sq. metres (1033.1 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 option must be treated as given on the same basis as these particulars.

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