



Awelon Rathbone Terrace

Dolwyddelan LL25 0TJ

£225,000

A beautifully presented 3-bedroom semi-detached stone cottage situated in a quiet cul-de-sac on the outskirts of the village, within walking distance of local amenities and scenic countryside walks.

This charming home offers spacious and characterful accommodation, combining modern comforts with traditional features. The property benefits from oil central heating, log burning stoves, double glazing, and delightful views from the rear towards the surrounding countryside and mountains.

The accommodation comprises: small entrance hall, lounge with feature fireplace and log burner, and a spacious dining kitchen with stone fireplace and wood-burning stove, leading to a useful rear porch. To the first floor is a landing area, two double bedrooms, and a family bathroom. An enclosed staircase leads to the attic, providing a third bedroom.

This is a delightful home full of character, ideal for those seeking village living with the benefit of peace and access to the outdoors.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

Pleasantly situated in a convenient setting within the village enjoying extensive views. 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)

Entrance Hall:

Slate tiled floor. Radiator. Staircase leading off to first floor level. Part glazed door leading to:

Lounge:

11'9" x 13'5" (3.6m x 4.1m)

Slate tiled floor. Small recessed fireplace housing multi-fuel burner. Radiator. Feature plate shelf. Telephone point. Window overlooking the front garden to the mountains beyond. Door through to:

Kitchen/Diner

16'0" x 10'5" (4.9m x 3.2m)

Range of wall and base units with complementary wooden worktops over. Belfast sink with mixer tap. Understairs storage pantry. Space and plumbing for automatic washing machine. Electric cooker point. Radiator. Slate tiled floor. Smoke alarm. Multi-fuel burner, Two windows overlooking rear garden and towards the mountains beyond. Stable door to:

Rear Porch:

Slate tiled floor. Rear external door.

First Floor



Landing:

Smoke alarm. Window overlooking front of property.
Staircase leading to second floor.

Bedroom 1:

11'5" x 11'9" (3.5m x 3.6m)

Painted wooden floor. Telephone point. Radiator.
Window overlooking the front garden with mountain views beyond.

Bedroom 2:

10'9" x 8'6" (3.3m x 2.6m)

Painted wooden floor. Radiator. Window overlooking the rear garden with views out to Moel Siabod and Dolwyddelan Castle.

Bathroom:

Three piece suite comprising panelled bath with power shower over, pedestal wash hand basin and low level W.C. Extractor fan, linen cupboard. Shaver socket. Window with views towards Dolwyddelan Castle.

Second Floor Bedroom No 3:

16'4" x 13'5" (5m x 4.1m)

With sloping ceilings. Radiator. Windows to both front and rear with extensive mountain views to Moel Siabod and Dolwyddelan Castle.

Outside:

Front garden comprising raised slate bed with planters. Slate garden to rear, Slate/stone built shed housing combi boiler. Log store. Oil store. Patio area. Wooden garden shed. Side access leading to front of property with hard standing parking area.

Studio:

Slate/stone built studio. Power and light connected. Windows to side and rear.

Services:

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

Directions:

Proceed into the village of Dolwyddelan and turn left into Church Street. Continue along this road over the bridge and take the first left and the next right over small bridge and Awelon is the first property on your right hand side.

Viewing Llanrwst

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

Council Tax:

Band B.



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	

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.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

