



## Berwyn, 4 Church Street

Dolwyddelan LL25 0SJ

£169,950

A traditional three bedroom semi-detached house with single-storey rear extension, enjoying a pleasant rear garden and conveniently located within the village of Dolwyddelan.

Tenure - Freehold. EPC rating- E. Council Tax Band - C

This character property offers well-proportioned accommodation, benefitting from uPVC double glazing and part electric storage heating. The home would benefit from a programme of updating and modernisation, presenting an ideal opportunity for purchasers looking to put their own stamp on a property.

Affording entrance hallway, sitting room, living room, kitchen, rear hallway and ground floor bathroom with both bath and separate shower. To the first floor are three bedrooms, two doubles and a single, offering potential for family use, guest accommodation or home office/study.



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## Location

Situated in the heart of the village, within easy reach of local amenities, the property enjoys views towards the surrounding hills and is conveniently placed for exploring the beautiful countryside of the Lledr Valley and Snowdonia National Park.

The Accommodation Affords:  
(Approximate measurements only)

### Ground Floor Hallway

uPVC double glazed front door, dado rail, balustrade staircase leading off to first floor level, electric meters, understairs storage cupboard.

### Sitting Room

8'11" x 8'9" (2.74m x 2.69m)

uPVC double glazed window overlooking front with open aspect, night storage heater, picture rail, coving.

### Lounge

12'3" x 12'7" (3.75m x 3.85m)

Night storage heater, beamed ceiling, uPVC double glazed window overlooking rear, TV point. Doorway leading to rear hallway.

### Rear Hallway

Recess storage cupboard, night storage heater.



### Breakfast Kitchen

8'5" x 8'8" (2.58m x 2.66m)

Fitted range of base and wall units with complimentary worktops, single drainer sink, plumbing for automatic washing machine, space for fridge/freezer, stainless steel integrated oven, ceramic hob, wall and floor tiling, uPVC double glazed window.

### Rear Passage

uPVC double glazed outer door.

### Bedroom 1:

8'11" x 11'6" (2.72m x 3.53)

Built in wardrobe with sliding doors; night storage heater; uPVC double glazed window to front enjoying views.

### Bedroom 2:

12'4" x 8'9" (3.76m x 2.67m)

uPVC double glazed window overlooking rear; night storage heater.

### Bedroom 3:

6'1" x 8'11" (1.86m x 2.73m )

uPVC double glazed window; night storage heater.

### Bathroom

8'2" x 6'1" (2.49m x 1.87m)

Four piece suite comprising; corner bath, low level w.c. shower enclosure, pedestal wash handbasin. Night storage heater, wall mounted heater (not tested). uPVC double glazed window.

### Outside

Small forecourt area, side access leading to enclosed rear garden with raised pond, flagged outside patio and seating area, hardstanding for shed. The property overlooks open field at rear.

### Services

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

### 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)

### 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.

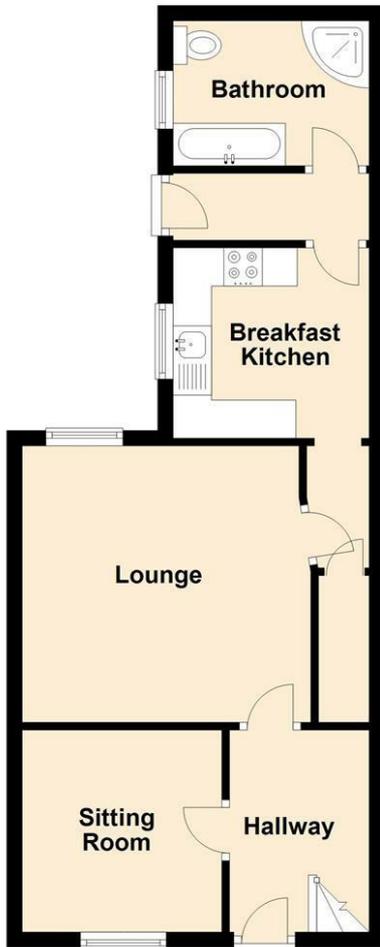
### Directions

Proceed into the village of Dolwyddelan along the A470, at the village centre turn left by the general stores, continue down Church Street and the property will be viewed on the right hand side.

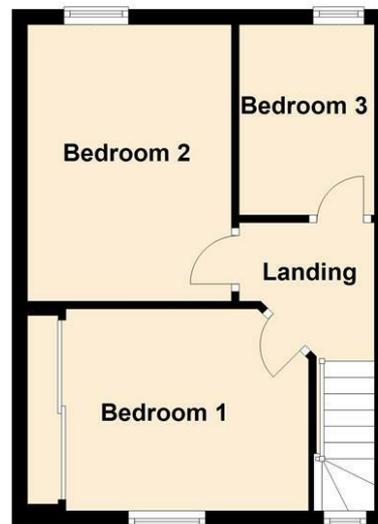


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First 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.

### Iwan M Williams Estate Agents

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