



Garnedd Roman Bridge

Dolwyddelan LL25 0JQ

£495,000

A superb, recently renovated and refurbished detached character home, situated in a hidden valley amongst spectacular mountain scenery.

VIEWING HIGHLY RECOMMENDED.

Beautifully presented home enjoying a hamlet setting commanding extensive countryside and mountain views. Renovated and refurbished, retaining original character features. This stylish 4 bedroom affords entrance porch, dining kitchen, living room, utility room, inner hallway, dining room, first floor landing, bedroom 1 with en-suite bathroom, bedroom 2, bedroom 3, bedroom 4/sewing room. Air source central heating with underfloor heating at ground level, uPVC double glazed windows, inglenook fireplace, log burning stove, en-suite master bedroom. Attractive garden surrounding house which also includes a kitchen garden with raised beds. No onward chain.



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





Location

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch:

uPVC double glazed window and composite double glazed front door; tiled floor; further double glazed composite door leading to:

Dining Kitchen:

14'5" x 11'7" (4.4m x 3.54m)

Bespoke base and wall units with solid oak worktops; 1.5 porcelain sink with mixer tap; wall shelving and display rack; plumbing for dishwasher; feature former inglenook fireplace with space for range cooker and concealed extractor above; mantle shelf; slate tiled floor; space for fridge freezer; inset lighting; sash uPVC double glazed window overlooking front enjoying extensive views; oak doors leading off; TV point. Steps leading down to:

Dining Room:

15'5" x 14'6" (4.72m x 4.42m)

Composite double glazed front door and uPVC double glazed sash window to front enjoying views; feature inglenook fireplace with slate surround housing Aga log burning stove; underfloor heating; balustrade staircase leading off to first floor level.



Inner Hallway:

Slate tiled floor; stable double glazed composite rear door; recessed cloak hanging hooks; inset lighting.

Utility Room:

11'2" x 6'5" (3.42m x 1.98m)

Bespoke base and wall units; porcelain single drainer sink with mixer tap; plumbing for automatic washing machine and space for dryer; oak worktops; wine rack and shelving; uPVC double glazed sash window overlooking front enjoying views; slate floor; inset meter cupboard also housing manifold for underfloor heating; cloakhooks.

Lounge:

17'1" x 14'7" (5.21m x 4.45m)

Large floor to ceiling windows and french doors leading onto front elevation enjoying extensive mountain views; sash window to side and rear elevation; freestanding cast iron multifuel stove on slate hearth; TV point; inset light

First Floor

Landing:

Oak doors leading off; skylight window; wall lights.

Bedroom 1:

15'2" x 14'6" (4.64m x 4.43m)

Two sash double glazed window overlooking front and two skylight double glazed windows; radiator; oak doors leading off:

Walk-in Wardrobe

6'5" x 4'10" (1.97m x 1.49)

Storage and shelving.

En-Suite:

8'6" x 5'6" (2.6m x 1.7m)

Panelled bath with shower above; shower screen; pedestal wash hand basin; low level W.C; column radiator and towel rail; skylight; extractor fan; tiled floor and wall.

Bedroom 2:

14'5" x 12'4" (4.4m x 3.76m)

Double glazed sash window overlooking front enjoying extensive views; access to roofspace; TV point; radiator.

Bedroom 3:

11'3" x 11'1" (3.43m x 3.4m)

uPVC double glazed sash window overlooking front enjoying views; exposed roof timber; oak door; radiator.



Bedroom 4/Sewing Room:

14'11" x 9'1" (4.55m x 2.79m)

Double glazed sash window overlooking front enjoying views; radiator; exposed 'A' frame roof timber; inset spotlighting; radiator.

Family Bathroom:

10'4" x 8'2" (3.16m x 2.51m)

Four piece suite comprising roll top bath; pedestal wash hand basin; low level W.C; shower enclosure; uPVC double glazed window; heated towel rail; extractor fan; shelving; inset lighting; tiled floor.

Outside:

The property has a large parking area for several vehicles, enclosed kitchen garden with raised beds and timber potting shed. Raised rear garden mainly grassed with established trees and shrubs, walled boundary. To the front of the property there is an outside raised seating area with established shrubs.

Services:

Mains electricity is connected, private water supply, air source heating; septic tank drainage.

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:

Conwy County Borough Council - Band E.

Directions:

Proceed from Dolwyddelan along the A470 out of the village for approximately 2.5 miles, turn right at the bottom of the Crimea signposted Roman Bridge, follow the road over the bridge bearing sharp left after a farm and continue along this road where by you will enter a small hamlet with a converted chapel on the right hand side 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) A		92
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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