



Dolwen, 3 Glasgwm Road

Penmachno LL24 0UF

£159,950

A spacious end terrace stone cottage, occupying a convenient position within the heart of the village, enjoying delightful views towards the surrounding hills and countryside.

Tenure: Freehold. Council Tax Band - B. EPC rating - E.

This attractive home has been sympathetically extended and improved to provide comfortable character accommodation, blending traditional features with modern day comforts.

The accommodation briefly comprises lounge with exposed ceiling beams and inglenook style fireplace housing a multi-fuel stove, kitchen/dining room fitted range of timber fronted units. To the rear is a bright garden room/sun porch with access directly onto the rear garden, together with a ground floor shower room. Two first floor bedrooms, both enjoying a pleasant outlook, together with a light landing area.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

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





Location

Conveniently situated within easy walking distance of the village shop, public house and local amenities, whilst being surrounded by the beautiful scenery of Eryri National Park.

The Accommodation Affords:
(Approximate measurement only)

Lounge:

11'11" x 8'11" (3.64m x 2.73)

Feature recessed fireplace housing cast iron log burning stove on raised hearth and slate lintel above; telephone point; TV point; slate flooring; beamed ceiling; uPVC double glazed window.

Dining Kitchen:

11'10" x 12'9" (3.63m x 3.90m)

Bespoke handmade kitchen units with solid wood worktops; tall cupboard split level with integrated double over and grill; ceramic four plate hob with concealed extractor above; integrated fridge freezer; 1.5 bowl sink with mixer tap; beamed ceiling; tiled floor; night storage heater; understairs storage cupboard; balustrade staircase leading off to first floor level; uPVC double glazed window and door leading to:



Sunroom:

8'4" x 6'2" (2.56m x 1.89m)

Velux sky light window; uPVC double glazed window and door leading to outside area; night storage heater.

Shower Room:

8'1" x 4'11" (2.48m x 1.52m)

Three piece suite comprising corner shower enclosure; pedestal wash hand basin; low level W.C; wall mounted mirror; ladder style heated towel rail; uPVC double glazed window; extractor fan.



First Floor:

Landing:

uPVC double glazed window overlooking rear enjoying views; access to roofspace with drop down ladder.

Cloakroom:

2'8" x 3'10" (0.83m x 1.19m)
Low level W.C and wash basin.

Bedroom 1:

11'8" x 6'9 2/3" (3.58m x 2.11m)
UPVC double glazed sash window to front enjoying countryside views; night storage heater; recessed built-in wardrobe and overhead storage cupboard.

Bedroom 2:

8'10" x 10'1" (2.71m x 3.08m)
uPVC double glazed window overlooking rear enjoying countryside views; night storage heater; built-in storage cupboard.

Outside:

Enclosed rear garden laid mainly to lawn with paved seating areas, established planting and traditional stone wall boundaries, providing an attractive outdoor space to relax and entertain. There is also the advantage of a useful side store/workshop.

Services:

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

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.

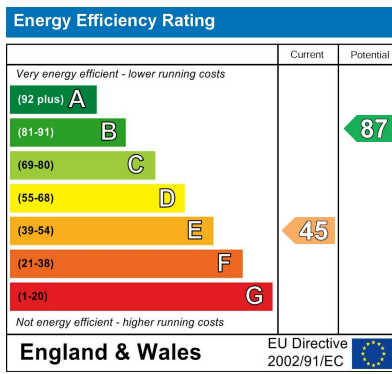
Council Tax Band:

Band B.

Directions

From Betws y Coed continue east along the A5 for approximately 2 miles to the Conwy Falls Cafe, turn right onto the B4406 towards Penmachno, continue through the village over the stone bridge and follow the road straight ahead where the road turns sharp left continue right to side of The Eagles and the cottage will be seen a short distance further on the left hand side





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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