# 7 Graham Road

Dolgarrog LL32 8JL

£169,500

A well presented three bedroom semi-detached family home, situated within the village of Dolgarrog and enjoying delightful views across the valley to the front, together with a private rear garden backing onto the hillside.

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

The property offers spacious and versatile accommodation, benefiting from uPVC double glazing and central heating, and would make an ideal family home in a pleasant village setting. Of particular note is the attractive fitted oak kitchen, complete with freestanding units and granite worktops, creating a warm and practical heart of the home. The lounge enjoys a lovely bay window with views to the front, while the layout also includes a welcoming reception hall, three first floor bedrooms and a modern family bathroom. Attic converted room, providing useful extra space.

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## 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)

### Reception Hall

Composite double glazed front door, radiator, staircase leading off to first floor level, uPVC double glazed window to side elevation.

### Lounge

10'8" x 12'11" (3.27m x 3.95m)

Feature recessed fireplace surround housing cast iron stove, laminated floor, radiator, uPVC double glazed bay window overlooking front enjoying views across the Valley.

### Kitchen/Diner

19'1" x 9'3" (5.84m x 2.82m)

uPVC double glazed window and French doors leading onto rear garden, range of free standing oak and granite kitchen units, including tall cupboards and inset Belfast style porcelain sink. Understairs storage cupboard.

## First Floor Landing

uPVC double glazed window overlooking side, door with staircase leading up to attic converted room. Door and staircase to attic room.

## Bedroom 1

10'10" x 10'2" (3.32m x 3.12m)

uPVC double glazed bay window overlooking front enjoying extensive views, radiator.

## Bedroom 2

9'3" x 10'2" (to understairs area) (2.83m x 3.11m (to understairs area))

Radiator, uPVC double glazed window overlooking rear, built-in cupboard to alcove recess housing 'Worcester' combi boiler for central heating and hot water.

## Bedroom 3

7'7" x 8'7" (2.32m x 2.63m)

Radiator, uPVC double glazed window overlooking front enjoying views, picture rail.

## Bathroom:

Three piece suite comprising panelled bath with shower above, pedestal wash basin and low level W.C. Wall tiling and radiator.

## Attic Room

Velux double glazed windows to front and side, eaves storage cupboard, radiator.

## Outside

Grassed garden to front and rear, outside seating areas.

## Services

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

## Council Tax Band

Conwy County Borough Council tax band - C

## Viewing

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.

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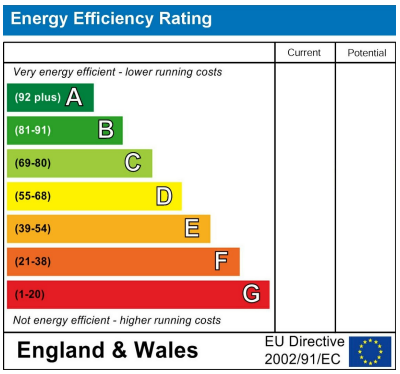
## Directions

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**Iwan M Williams Estate Agents**

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