



Islwyn Bridge Street

Dolwyddelan LL25 0SX

£285,000

A spacious beautifully presented semi-detached family home in village setting with extensive views to front and rear.

Conveniently situated on the level within the popular rural village of Dolwyddelan in the beautiful Lledr Valley and Snowdonia National Park.

The main accommodation is at ground and first floor whilst there is additional self-contained accommodation at lower ground floor which would suit elderly family member or as self-contained holiday let accommodation. Central heating, uPVC double glazing, large rear garden. Extensive countryside views.

Viewing highly recommended.



Tel: 01492 642551

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



Location

Located within the village, on the level and within walking distance of shop, Public House, Railway Station and school. Dolwyddelan is a lovely village in the Lledr Valley with good communication links and local amenities.

Accommodation:

The accommodation affords: (approximate measurements only)

Integral Front Entrance Porch:

Cloak hanging hooks and recess for shoe storage; original pine door leading through to:

Large Open Plan Living Room:

23'11" x 12'5" (7.29m x 3.79m)

Feature inglenook style recessed fireplace with slate hearth; cast iron multi fuel stove; substantial slate lintel over; uPVC double glazed window overlooking front and rear elevation with open aspect and views; laminated timber effect floor; TV point; telephone point.

Dining Room:

11'3" x 10'11" (3.45m x 3.34m)

UPVC double glazed bay window overlooking front of property; night storage heater; recessed stone former fireplace; uPVC double glazed window; laminated floor.



Kitchen:

11'1" x 7'1" (3.39m x 2.18m)

Fitted base units with complementary worktops; space for cooker; space for fridge; single drainer sink with mixer tap; shelving; double glazed window overlooking rear; wall tiling; timber and double glazed rear door leading onto outside.

Inner Hallway:

Balustrade and spindle staircase leading off to first floor level.

Stairs leading down to:

Lower Ground Floor

Hallway/Utility Area:

Plumbing for washing machine; uPVC double glazed window; stairs leading to ground floor level; door leading to outside.

Annex Kitchen Diner and Lounge:

17'8" x 11'10" (5.41m x 3.61m)

Fitted range of base and wall units with complimentary worktop over; single drainer stainless steel sink with mixer tap; space for cooker; uPVC double glazed window overlooking rear garden; inglenook style feature fireplace; slate hearth; storage cupboard.

Annex Bedroom:

13'6" x 10'4" (4.13m x 3.15m)

Shower Room:

3 Piece suite comprising electric shower with screen, vanity sink with mixer tap, WC; extractor fan.

First Floor

Half Landing:

uPVC double glazed window overlooking side elevation.

Main Landing:

Access to roofspace.

Bedroom 1:

13'10" x 12'4" (4.24m x 3.78m)

Including built-in wardrobes; TV point; uPVC double glazed window overlooking front with views; night storage heater; picture rail.

Bedroom 2:

11'3" x 10'9" (3.44m x 3.29m)

Night storage heater; uPVC double glazed window overlooking front with open aspect and views.



Bedroom 3:

12'5" x 9'10" (3.79m x 3m)

Sealed unit double glazed window overlooking rear enjoying extensive views to surrounding hillsides; recessed former fireplace.

Shower Room:

Large shower enclosure with electric shower; sliding glazed door; low level W.C; vanity wash basin; built-in store cupboards; uPVC double glazed window overlooking side; sealed unit double glazed window overlooking rear; tiled surrounds; night storage heater; views.

Outside:

Small garden area to front; side access leading to large enclosed rear garden mainly grassed with large flagged patio area; timber garden store sheds; raised borders to either side; outside water tap and lighting.

Services:

Mains water, electricity and drainage are connected to the property; night storage heating and uPVC double glazed windows.

Council Tax:

Band 'C' - Conwy County Borough Council

Directions:

Proceed into the village of Dolwyddelan, turn left at the Spar and pass the old church and the property will be viewed on the right hand side just before the stone bridge.

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

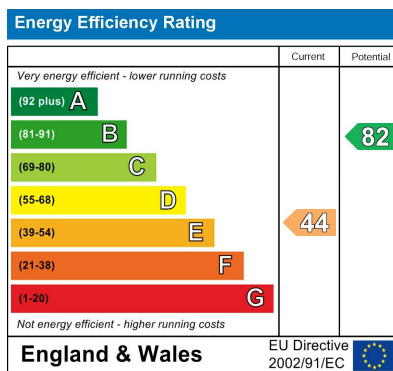
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

Loft

Boarded and insulated.







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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