



2 Bron Elan

Dolwyddelan LL25 0TJ

£169,950

A beautifully presented inner terrace character cottage in edge of village setting.

An ideal hideaway cottage located on the edge of Dolwyddelan village, convenient for local walks, shop, public house and railway. Affording open plan living, dining room and kitchen at ground floor level, 2 bedrooms and bathroom at first floor level. Front forecourt area and sizeable garden with outside store shed. Inglenook style fireplace with log burning stove, beam ceiling, double glazing and electric heating. Viewing highly recommended.



Tel: 01492 642551

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



Location

Pleasantly situated in a convenient setting within the village enjoying extensive views. Dolwyddelan is a small village with shop, public house, hotel, school and train station. Approximately 5 miles from Betws Y Coed.

Accommodation:

Approximate Measurements Only

Open Plan Ground Floor:

53'9" x 42'11" (16.4 x 13.1)

Living area - with feature inglenook fireplace surround housing log burning stove on slate hearth; shelved recess; beam ceiling; sealed unit double glazed window to front; timber and glazed stable front door; balustrade staircase leading off to first floor level; wall lighting; understair storage cupboard; night storage heater.

Dining area - Beam ceilings; cylindrical electric wall heater; peninsula bespoke units sub-dividing from kitchen

Kitchen - timber worktops and drawer units; bespoke base and wall units; electric cooker point; filter extractor above; belfast style porcelain; sealed unit double glazed window overlooking rear; shelving; space for fridge.

First Floor:



Small Landing:

Access to roof space; beam ceiling; wall lighting.

Bedroom 1:

13'1" x 9'4" (4. x 2.86)

Sealed unit double glazed window overlooking front; part beam ceiling; night storage heater.

Bedroom 2:

8'5" x 7'1" (2.58 x 2.18)

Sealed unit double glazed window overlooking rear; beam ceiling.

Shower Room:

3 piece suite comprising, corner shower cubicle, low level WC, electric shower, pedestal wash hand basin; extractor fan; wall mounted electric fan unit; wall tiling; sealed unit double glaze window overlooking rear.

Outside:

Small forecourt to front and also additional enclosed garden area with fuel store shed, seating area with picnic bench. Parking area included for nominal cost on land not in ownership - Please ask for further details.

Agents Note:

Private parking area included for cost on land not in ownership- Please ask for further details

Services:

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

Council Tax:

Band B - Conwy County Borough Council

Viewing:

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions:

Proceed into the village of Dolwyddelan along the A470 turn left in the village centre and continue passed the old Church on the right over the stone bridge and immediately over the railway bridge, take first left towards the high street and the property will be viewed a short distance on the left hand side, opposite the turning into the forestry on the right hand side.

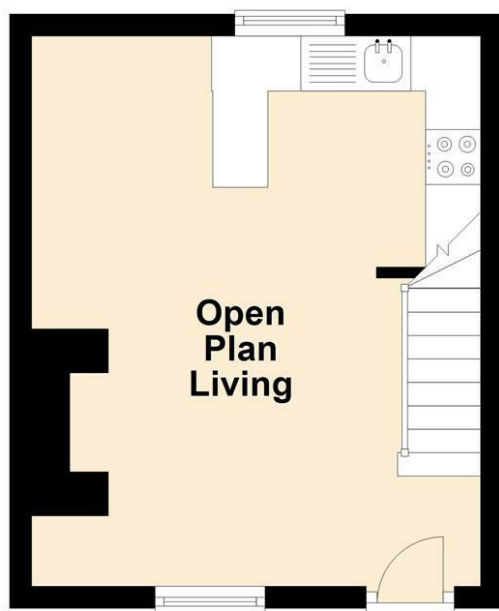
Proof of I.D:

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.

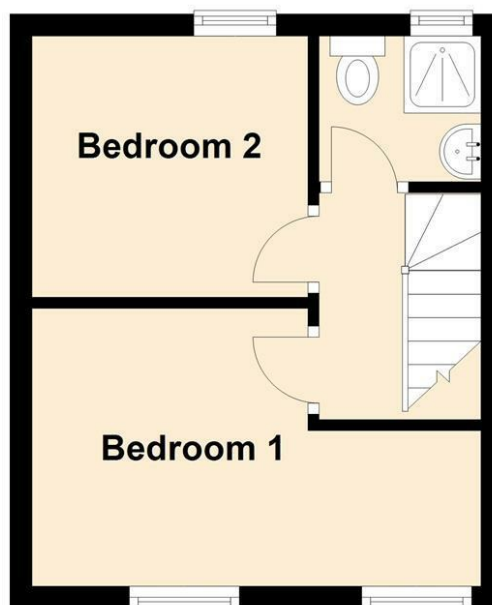


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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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