



Arwel, 4 Bron Elan
Dolwyddelan LL25 0TJ

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£575,000

A stunning individually designed and built contemporary home located in the quiet rural village of Dolwyddelan in the beautiful Lledr Valley within the Snowdonia National Park.

VIEWING HIGHLY RECOMMENDED.

Partially hidden behind three cottages along High Street (Pentre Bont), is Arwel, 4 Bron Elan, built within the partially demolished 1835 stone-built 'Capel Elen' and its minister's house. Within the shell of the old chapel and behind the retained walls of the minister's house, Arwel is a 2012-built modern 4/5 bedroom, three storey house of some 2,000 square feet.

The front door is reached through a small front garden and terraced area. From outside, the existing elevation of the minister's house remains but, once inside, the house takes on a 'Tardis' impression, being much larger than appears from outside.



Location

Its location provides privacy, quiet and a setting surrounded by landscape, including a rocky outcrop, of just under one acre, with views of the village and beyond towards Moel Siabod.

Design:

Its design, by an architect for himself and his family, is of a very high standard. It was completed in July 2012 with finishes, panelling, skirtings, doors etc. in oak, an open oak staircase with glass balustrades, and modern fittings, with traditional elements throughout.

The external elements have been specified and built to very high standards, with particularly good levels of insulation triple-glazed windows and rooflights; solar panels and an air-source heat-pump.

The Accommodation Affords:
(Approximate measurements only)

Front Hall: 4'11" x 9'10" (1.5m x 3m)

Main Hall: 6'6" x 12'5" (2m x 3.8m)

Kitchen: 21'3" x 11'9" (6.5m x 3.6m)

Living Room: 29'6" x 12'1" (9m x 3.7m)

Utility: 7'6" x 6'10" (2.3m x 2.1m)

Shower/W.C: 7'6" x 4'11" (2.3m x 1.5m)

First Floor

Bedroom 1: 10'2" x 11'9" (3.1m x 3.6m)

Dressing Room (including wardrobe): 6'6" x 5'6" (2m x 1.7m)

En-Suite Shower/W.C: 6'6" x 5'6" (2m x 1.7m)

Bedroom 2: 9'6" x 11'9" (2.9m x 3.6m)

Gallery: 3'11" x 9'2" (1.2m x 2.8m)



Bathroom 2: 6'6" x 8'10" (2m x 2.7m)

Bedroom 3: 11'5" x 8'10" (3.5m x 2.7m)

Second Floor

Office/Nursery: 9'10" x 11'5" (3m x 3.5m)

Bedroom 4: 14'9" x 8'10" (4.5m x 2.7m)

W.C: 5'10" x 3'11" (1.8m x 1.2m)

Outside:

Set within its own grounds comprising gravel gated driveway and hardstanding for several cars to park, enclosed walled courtyard garden providing shelter opportunities for al-fresco meals, sitting in the sun and enjoying the traditional, full size clay pizza oven, barbecue area and seating around a fire pit.

Beyond the courtyard is the view onto the rocky outcrop and rough grazing with outstanding mountain and valley views, grassed garden with small wooded area and orchard. Summer house and shed.

The property also has two integral balconies which take advantage of the South Western aspect and glorious views of Moel Siabod.

Directions:

On entering the village, turn left at the village centre and continue up Church Street. Pass over first stone bridge and continue slight right over second bridge over railway. Take immediate left onto High Street/Pentre Bont (clearly sign-posted), passing converted former chapel on left and Arwel is located between the first converted Chapel and the 3 cottages beyond.

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: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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	



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