



## 2 Bron Derw

Dolwyddelan LL25 0NQ

£209,500

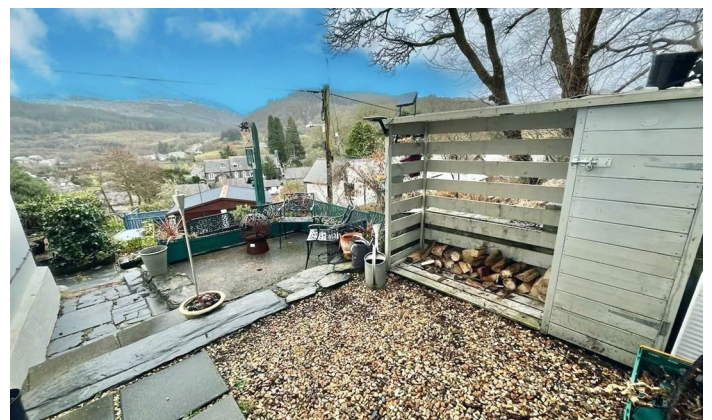
A well presented semi detached extended cottage in elevated edge of village setting commanding extensive views over the village towards the beautiful Cwm Penamnen Valley.

Viewing Highly recommended

Tenure - Freehold. EPC rating- D. Council Tax Band - D

Improved and upgraded over the the years but retaining original character feature throughouts. Benefiting from double glazing and central heating; attractive garden and car parking space.

Affording lounge with feature fireplace and views. Rear Dining / kitchen again with feature fireplace; rear utility room and downstairs W.C; landing; Bedroom 1 enjoying extensive countryside views; Bedroom 2 ; Bathroom.



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.

## Lounge

12'3" x 14'7" (3.74m x 4.47m)

Composite double glazed front door leading into lounge; uPVC double glaze sash window overlooking front with view ; radiator; fireplace surround; castiron inset and tiled hearth; built in recess alcove cupboards; balustrade spindle staircase leading off First Floor level; quarry tiled flooring ; Telephone point; Tv point.

## Dining / Kitchen

14'6" x 9'5" (4.44m x 2.88m)

Dining area with recess slate fireplace surround with castiron inset ; double panelled radiator; Kitchen with timber worktops ; base units with single drainer sink; electric cooker point; wine rack; quarry tiled floor; Twin timber double glazed door leading to Utility room.

## Utility Room

16'0" x 8'3" (4.9m x 2.54m)

Base and wall units with complimentary worktops ; Belfast sink; plumbing for automatic washing machine; plumbing for dishwasher; quarry tiled floor; Worcester oil fired central heating boiler; radiator; composite rear door; W.C and wash basin.



## First Floor

Landing; radiator.

## Bedroom 1

12'5" x 10'7" (3.8m x 3.24m)

Sash window looking front enjoying extensive views; radiator;

## Bedroom 2

11'1" x 8'8" (3.39m x 2.65m)

uPVC double glazed sash window to rear; radiator; built in cupboard housing cylinder .

## Bathroom

3 piece suite comprising bath with shower above; pedestal hand basin; low level W.C ; radiator.

## Outside

Property occupies an elevated position with attractive gravelled front garden with outside seating area enjoying extensive views; side seating area leading to slopping and terraced rear garden; The property also benefits from single car parking space on the opposite side of the access road.

## Services

Mains water ; electricity and drainage connected to the property ; Oil fired central heating

## Directions

Go in the village of Dlowyddelan , turn right after The Gwydyr Hotel and continue up the steep hill, turn left at the top and the property will be viewed a short distance on the right.

## Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)


## Council Tax Band

Band D.

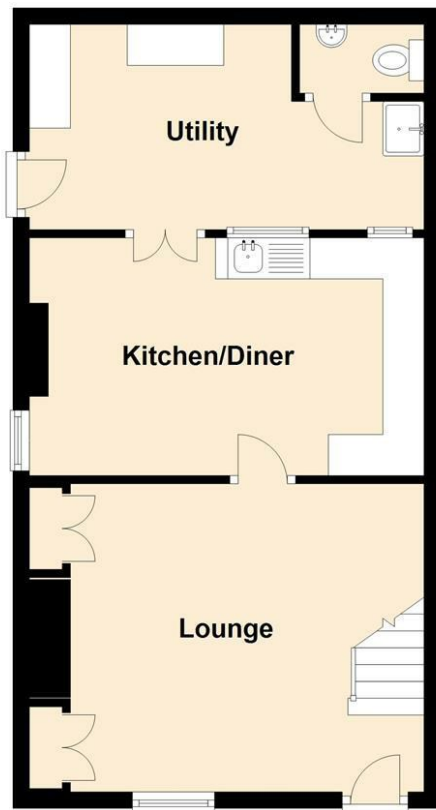
## Proof Of Funds

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.

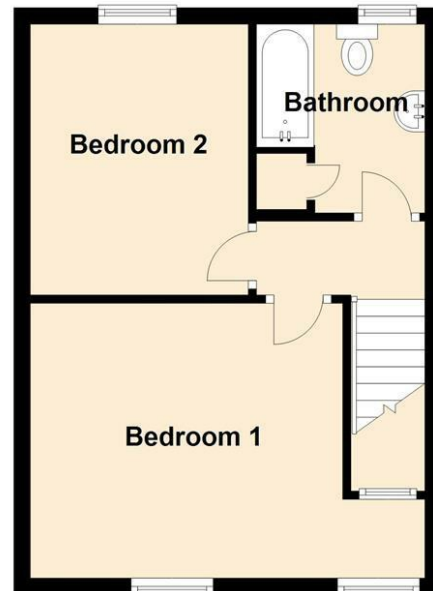


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

## Iwan M Williams Estate Agents

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

