



# Meredith Cottage

Dolwyddelan LL25 0NQ

£185,000

A beautifully presented semi detached character home situated in a popular residential area on the outskirts of the village.

Tenure: Freehold. EPC: F. Council Tax: C.

Traditional character home with attractive garden and raised sun terrace occupying a convenient and popular setting within walking distance of the village shop, inn and railway station.

Dolwyddelan is a popular country village located within the Snowdonia National Park enjoying easy access to popular walks and outdoor recreational activities.

Affording: Front sun lounge/conservatory, lounge, kitchen, rear porch, two double bedrooms and bathroom. Central heating and double glazing, parking and gardens.

Viewing Recommended.



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>





## Location

The Accommodation Affords:  
(Approximate measurements only)

### Sun Lounge:

6'1" x 11'7" (1.87m x 3.54m)

Wooden framed double glazed windows and perspex roof; UPVC door to outside; views overlooking front and side garden. Twin timber and glazed doors leading through to:

### Lounge:

13'0" x 13'10" (3.98m x 4.24m )

Feature slate fireplace surround with slate hearth and timber mantle; multi fuel stove (currently not in working order); TV point; wall lights; turn balustrade staircase leading off to first floor level.

### Kitchen:

8'1" x 13'6" (2.48m x 4.12m )

Freestanding butcher's block and draw unit; larder cupboard; recess built-in former fireplace and recess housing combi boiler for central heating and hot water; electric cooker point; porcelain 'Belfast' style sink; solid wood timber worktop; electric cooker point; overhead electric meters; half high timber cladding to one wall; uPVC double glazed window overlooking rear of the property; spotlighting; plumbing for automatic washing machine. Doorway leading to:



### Rear Porch:

uPVC double glazed door and window; space for fridge freezer; light connected.

### First Floor

#### Bedroom 1:

9'10" x 14'9" (3m x 4.51m)

UPVC double glazed window overlooking front; picture rail; double panelled radiator.

#### Bedroom 2:

9'0" x 7'2" (2.76m x 2.2m)

Wooden framed double glazed window overlooking rear; built-in wardrobe/storage cupboard.

#### Bathroom:

Three piece suite comprising panelled bath with electric shower above; wash basin; low level W.C; wall tiling; radiator; uPVC double glazed window overlooking side and rear elevation; mirror with light above.

#### Outside:

The property is situated in the pleasant location on the back road on the outskirts of Dolwyddelan, off road parking; steps leading down to level patio area; further steps leading down to grassed garden with established shrubs plants and small trees; outside lighting; outside store.

#### Services:

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

#### Council Tax:

Conwy County Borough Council 'C'.

#### 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)

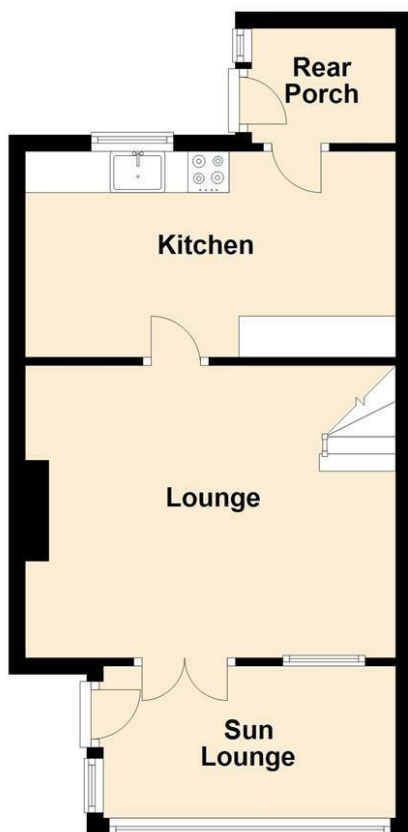
#### Proof Of Funds

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.

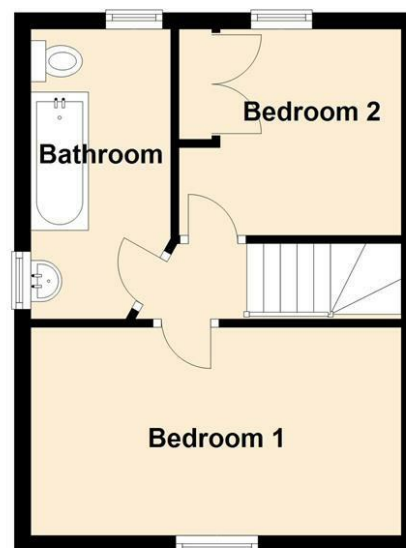


| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | 74                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            | 26      |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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

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