



1 Tan Y Benar

Dolwyddelan LL25 0JA

£239,500

Beautifully presented semi-detached cottage occupying a slightly elevated position on the outskirts of the village, enjoying delightful open views towards Moel Siabod and the surrounding countryside.

Tenure - Freehold. Coucil Tax Band - C. EPC - TBA

Sympathetically improved and extended to provide comfortable, well-appointed accommodation, blending traditional character with modern convenience. Briefly affording an entrance hall leading to a spacious living and dining room featuring exposed ceiling beams and a charming fireplace with multi-fuel stove. The breakfast kitchen is well fitted with a range of units, solid wood worktops and integrated appliances. Useful utility room and a downstairs cloakroom.

To the first floor are two well-proportioned double bedrooms together with a family bathroom fitted with a modern white suite.

Terraced garden to the rear, enjoying extensive views towards Moel Siabod and backing onto open farmland, creating a peaceful rural setting. To the side of the property is a large hardstanding area providing parking for several vehicles. There is also a secure shed, ideal for the storage of outdoor equipment, bicycles and recreational gear.

The property benefits from uPVC double glazing and oil-fired central heating.



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Location

Situated in a convenient position on the edge of the village yet within easy reach of local amenities, 1 Tan y Bennar offers an attractive opportunity for those seeking a well-presented home in a scenic part of North Wales, with excellent access to the surrounding countryside and mountains.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Timber and double glazed front door leading to small entrance hall with balustrade staircase leading off to first floor level, dado rail, radiator, cloak hooks, consumer unit and meters, understairs storage cupboard, oak flooring, oak door leading through to large Living and Dining Room.



Living and Dining Room

20'8" x 14'7" (6.31m x 4.46m)

(reducing to 3.64m at living area)

uPVC double glazed window overlooking front with extensive views over the village to surrounding mountains, feature cast iron multi fuel stove on a slate hearth with slate lintel, oak flooring and skirtings throughout, beamed ceiling, TV point, radiator.

Rear dining area with feature recess former fireplace, radiator, oak flooring, understairs storage cupboard with ample storage and shelving. Oak door leading through to rear lobby area with tiled floor and access leading through to Utility Room.

Utility Room

6'5" x 4'7" (1.98m x 1.42m)

Base units with oak worktops, floor mounted Worcester oil central heating boiler, plumbing for automatic washing machine, inset sink, extractor fan, door to downstairs w.c.

Downstairs w.c.

Low level suite, corner washbasin, uPVC double glazed window to rear.

Breakfast Kitchen

9'1" x 12'7" (2.77m x 3.84m)

Fitted range of shaker style cream base and wall units with oak worktops, peninsular breakfast bar, stainless steel integrated double oven and grill, four plate ceramic hob, canopy stainless steel extractor above, inset Belfast style porcelain sink, slate tiled floor, inset spotlighting, double panel radiator, uPVC double glazed window overlooking rear, stable rear door, views to surrounding woodland.

First Floor

Bedroom 1

11'11" x 8'8" (3.64m x 2.65m)

uPVC double glazed window overlooking front enjoying extensive views, radiator.

Bedroom 2

7'10" x 11'4" (2.41m x 3.47m)

uPVC double glazed window overlooking side enjoying views, radiator, access to roof space.

Bathroom

Three piece suite comprising; tiled panelled bath with shower above, shower screen, vanity washbasin, low level w.c. wall mounted mirror, chrome heated towel rail, slate tiled floor, uPVC double glazed window to rear.



Outside

The property has a small garden to front, large side hardstanding providing ample parking for several vehicles, box profile and steel store shed with twin timber doors, secure storage area, terraced rear garden.

Viewing

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 C.





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

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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