

# 8 Castle Terrace

## Dolwyddelan LL25 0NJ

## £235,000





A charming and characterful three bedroom semi-detached stone cottage, occupying a roadside position within the heart of Dolwyddelan, in the beautiful Lledr Valley.

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

This appealing home retains a wealth of original features and offers well-proportioned accommodation full of warmth and personality. Featuring exposed ceiling beams, an inglenook-style fireplace and a cast iron log burning stove. The property also benefits from double glazing and central heating, combining period charm with everyday practicality.

The accommodation briefly comprises an Entrance hall, Lounge, Dining Room,Bathroom and Kitchen to the ground floor, with three bedrooms to the first floor.

Large rear garden, laid out with a paved seating area, planted beds and further garden sections beyond, providing an attractive outdoor space, side access and off-road parking.

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IWAN M WILLIAMS
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# Location

Situated within the village of Dolwyddelan, the property is well placed for enjoying the stunning scenery of the Lledr Valley and the wider Snowdonia landscape, whilst remaining within reach of local amenities and transport links.



## The Accommodation Affords:

(Approximate measurements only)

### Front Entrance

Timber and glazed front door leading to reception hall with staircase leading off to first floor level, timber panelling to wainscot level, radiator.

### Dining Room

10'2" x 8'10" (3.11m x 2.71m)

Feature timber fireplace surround with tiled inset and hearth, picture rail, beamed ceiling, radiator, uPVC double glazed window overlooking front.

### Rear Sitting Room

11'2" x 11'4" (3.42m x 3.47m)

Feature recessed inglenook style fireplace with cast iron multi-fuel stove on slate hearth, built-in original pine cupboards to recessed alcoves, beamed ceiling, uPVC double glazed window overlooking rear, double panel radiator. Timber and glazed door leading to inner lobby with understairs storage and space for freezer, cloak hooks, door leading through to Kitchen.



## Kitchen
11'7" x 6'6" (3.55m x 2.0m)
Custom built base and wall cupboards with wooden worktops and Belfast sink, plumbing for dishwasher, electric cooker point, canopy stainless steel extractor above, space for fridge, radiator, floor tiling, double glazed window to rear, timber and glazed rear door, electric meters.

## Rear Bathroom
5'4" x 10'9" (1.64m x 3.29m)
Large shower enclosure with sliding glazed screen, low level w.c. vanity wash handbasin, bath, double glazed windows, extractor fan, inset spotlighting.

## First Floor
Landing with uPVC double glazed window overlooking rear, access to roof space, radiator.

## Bedroom 1
10'11" x 8'4" (3.34m x 2.55m)
Cast iron and slate fireplace surround, radiator, exposed timber flooring, uPVC double glazed window overlooking front.

## Bedroom 2
9'3" x 9'4" (2.82m x 2.87m)
Radiator, timber flooring, uPVC double glazed window overlooking rear.

## Bedroom 3
6'11" x 6'3" (2.13m x 1.93m)
Radiator, uPVC double glazed window overlooking front.

## Basement Room:
Power and light connected; Boiler for central heating and hot water system; window to side and rear elevation; slate flooring.

## Outside
The property enjoys a notably large rear garden, laid out with a paved seating area, planted beds and further garden sections beyond, providing an attractive outdoor space with plenty of potential for keen gardeners or families. There is also side access and off-road parking.

## Services
Mains water, electricity and drainage are connected to the property. Oil fired central heating.

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

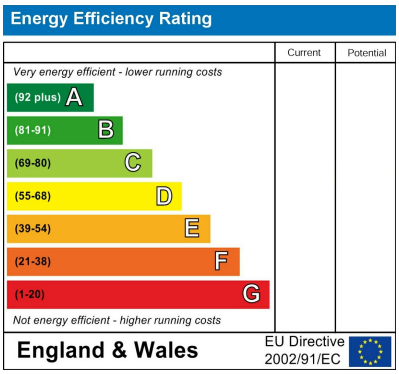
## Proof Of Funds
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such 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 D.










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