



## 5 Dolhyfryd

Abergele LL22 8UG

£225,000

Immaculately presented character cottage occupying a semi rural setting, enjoying countryside views. Garden and garage. Inspection Highly Recommended.

Extended character cottage offering spacious well appointed 2 bedroom accommodation. Large Dining Kitchen, Character Living Room with beams and inglenook fireplace. LPG gas fired central heating, double glazing, rear sun lounge. Good size end terrace plot with private rear garden, detached car garage and utility area. Affording entrance hall, cloakroom, living room, dining kitchen, rear hallway, rear conservatory, 2 bedrooms and bathroom.



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<https://www.iwanmwilliams.co.uk>



## Location

### Accommodation:

The accommodation affords: (approximate measurements only)

### Front Entrance Porch/ Study:

uPVC double glazed windows and composite uPVC glazed door into small entrance lobby.

### Cloakroom:

WC and wash basin; wall cupboard; cloak hanging hooks; uPVC double glazed window to front; floor mounted combi boiler for central heating and hot water system.

### Living Room:

13'10" x 14'4" (4.22m x 4.37m)

Feature large inglenook with substantial timber lintel surround housing LPG gas operated cast iron stove; double panelled radiator; recessed book shelving; TV and telephone point; two wall light points; uPVC glazed windows to front elevations.

### Dining Kitchen and Sitting Room:

11'1" x 19'8" (3.4m x 6m)

Sitting Area: uPVC double glazed windows overlooking side elevations; double panelled radiator; TV point; inset spotlighting; access to roof-space; staircase leading off to first floor level.



#### Rear Hallway:

Radiator; built-in electric meter and storage.

#### Rear Conservatory/Sun Lounge:

Overlooking rear garden with telephone point and radiator; uPVC double glazed rear door.

#### Bedroom 2:

14'3" x 8'9" (4.36m x 2.68m)

Radiator; window to rear elevation; access to roof space.

#### First Floor

#### Landing:

Built-in linen cupboard.

#### Bedroom 1:

7'7" x 14'2" (2.32m x 4.33m)

Two uPVC double glazed windows overlooking front; radiator; recess wardrobe with storage above.

#### Bathroom:

Three piece suite comprising corner shower enclosure with mains shower; pedestal wash hand basin; low level WC; uPVC double glazed window overlooking rear; ladder style heated towel rail; extractor fan.

#### Outside:

The property occupies a sizeable end terrace plot with private enclosed rear garden, garden to front and side, patio.

#### Detached Car Garage:

28'5" x 12'4" (8.67m x 3.77m)

Twin doors; uPVC side personal door and uPVC double glazed windows; power and light connected; water connection. To the rear of the garage there is a utility area with space for dryer, porcelain Belfast style sink and power points.

#### Agents Note:

Please note there is an option to rent additional parking area for up to 2 cars on a yearly basis if required.

#### Services:

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

#### Council Tax:

Band 'C' - Conwy County Borough Council

#### Directions:

From Llanrwst proceed in the direction of Abergelge along A548 for approximately 3.5 miles Dolhyfryd can be found on your left hand side just before turning for Pandy Tudur.

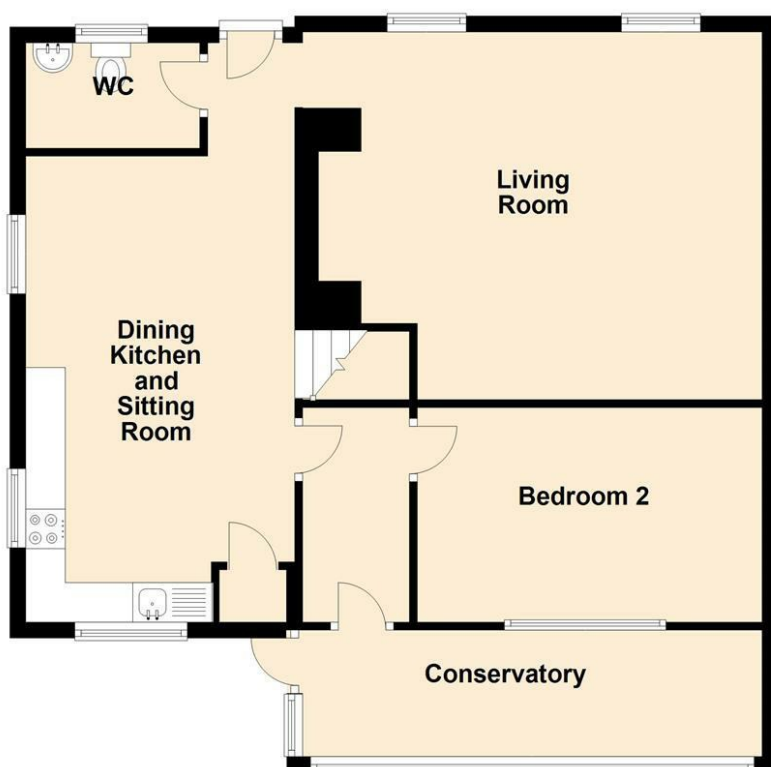
#### Viewing Llanrwst

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)



| 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>                            |         | 72                         |
| (55-68) <b>D</b>                            | 46      |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (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 option must be treated as given on the same basis as these particulars.

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