



Hendre Bach

Dolwyddelan LL25 0DX



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Hendre Bach

Dolwyddelan LL25 0DX

£220,000

Hendre Bach is a delightful traditional stone cottage set within an idyllic countryside setting in the beautiful Lledr Valley, inside the Snowdonia National Park.

Tenure: Freehold. Council Tax Band - B. EPC Rating - F.

Located on the outskirts of Dolwyddelan village and positioned off the historic Sarn Helen Roman Road, the property enjoys wonderful open front views across the valley towards surrounding woodland and hills.

The cottage has been in the same family ownership for many decades and offers a rare opportunity for a purchaser to place their own stamp on a character home in a superb rural setting. It stands within mature gardens with hardstanding for parking, a timber garden store and a useful lean to store room currently utilised by the family during the summer months as occasional bedroom accommodation.

Retaining a wealth of original features, the interior includes an inglenook fireplace with multi fuel stove, exposed ceiling beams and A frame roof timbers to the first floor. There is a kitchen and bathroom within the lean to extension and the property is now in need of sympathetic upgrading and modernisation.

This lovely home sits within some of the most picturesque scenery in North Wales and offers immediate access to numerous local walks straight from the front door, including paths along historic Sarn Helen and routes through the surrounding woodland and countryside.

A wonderful renovation prospect in a truly special location.



## Location

Dolwyddelan is a small traditional village located in the beautiful Lledr Valley and has a shop, village inn, school, railway station, and small Hotel. The village is also a popular destination for walkers and visitors.

The Accommodation Affords:  
(Approximate measurements only)

### Entrance

Timber and glazed front door leading to Lounge and Dining Room.

Lounge & Dining Room 17'6" x 13'6" (5.34m x 4.14m)

Extending along the whole width of the original cottage. Large feature inglenook fireplace with substantial oak lintel over, slate hearth with cast iron multi fuel stove, beamed ceiling, cloak hooks, two windows overlooking front of property, night storage heater. Turned balustrade staircase leading off to first floor level. Doorway leading through to Dining Kitchen.

Dining Kitchen 11'0" x 9'7" (3.37m x 2.93m)

Base units with worktop over, electric cooker point, single drainer sink with mixer tap, tall unit for fridge/freezer, uPVC double glazed rear door, windows overlooking side and rear elevation. Recess store cupboard with shelving.

Bathroom 7'8" x 7'3" (2.35m x 2.22m)

Panelled bath, pedestal wash handbasin, low level w.c. uPVC double glazed window.

### First Floor

Large Bedroom 16'4" x 13'8" (5.0m x 4.19m)

(potential to create two bedrooms if required)  
Two sash windows overlooking front of property, Velux double glazed window to rear, recess shelving and hanging space, built-in cylinder cupboard with hot and cold water tanks, 'A' frame roof timbers and timber clad ceiling.



Single level lean-to Outhouse/Store 10'11" x 8'10"  
(3.34m x 2.71m)

This could be used as an occasional bedroom if required,  
window to front and rear elevation.

#### Outside

The property sits in a beautiful setting within the Lledr Valley, set within it's own grounds. Surrounding the house are grassed gardens and a small patio area, timber garden shed and hard standing providing off-road parking. The property enjoys views across the front elevation and backs onto the Conwy Valley Railway line and woodland beyond.

#### Services

Mains electricity is provided, private water supply, private drainage. Night storage heating in part. strong network coverage (4G)

#### Viewing

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.

#### Council Tax

Band B.

#### Directions

Proceed along the A470 from Betws-y-Coed into Dolwyddelan village, approximately five miles. In the village centre, turn left by the Spar shop and continue



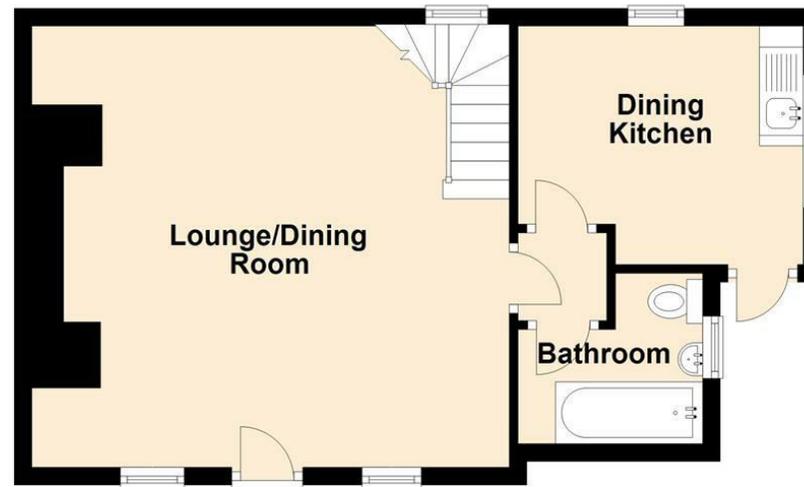
down towards the old church. Immediately after crossing the stone bridge, turn left in the direction of the school and follow this road for approximately three quarters of a mile, passing Ty Isa Farm on the left. Continue through the gates and, on approaching the footbridge on the left, Hendre Bach will be seen on the right hand side next to Hendre Farm.

Alternatively, the property may be reached on foot by crossing the footbridge from the A470.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		70
(39-54) <b>E</b>	37	
(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



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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