



2 Bibby Road

Dolgarrog LL32 8JZ

£185,000

A sizeable three bedroom semi-detached family home occupying a convenient village setting, enjoying extensive views over the surrounding countryside.

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

The property offers well-proportioned accommodation with the benefit of oil central heating and double glazing, together with a fitted kitchen, three bedrooms and shower room. Externally, there is a garage and hardstanding providing off-road parking, a rear courtyard style garden and useful outhouses.

Accommodation Entrance porch, reception hall, lounge, dining room, fitted kitchen and side covered passageway. To the first floor there are three bedrooms and a shower room.

A great family home in a convenient village location, with the added benefit of far-reaching views.
Local Occupancy condition applies.



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Location

Dolgarrog is located on the B5106 in the beautiful Conwy Valley with easy access to the North Wales coast and Snowdonia National Park and walks and bike rides from the doorstep. There is a newly built primary school and the market town of Llanrwst is just 5 miles away.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch

6'6" x 4'5" (2.0m x 1.37m)

Glazed windows overlooking front of property, timber and glazed door, attractive seating area. uPVC double glazed front door and side panelling leading to Reception Hall with contemporary vertical radiator, double glazed window overlooking side, staircase leading off to first floor level, telephone point.

Lounge

12'10" x 12'3" (3.93m x 3.74m)

uPVC double glazed window overlooking front enjoying extensive views, feature fireplace surround with side display shelving. Built-in cupboard to alcove recess with shelving, TV, telephone point, double panel radiator, wall lights. Twin timber and glazed doors leading through to rear Dining Room.

Rear Dining Room

8'7" x 10'2" (2.62m x 3.1m)

Radiator, sliding double glazed patio doors leading onto rear garden.



Kitchen

8'3" x 8'11" (2.54m x 2.73m)

Fitted range of base and wall units with complementary worktops, ceramic hob with concealed extractor hood above, single drainer sink, plumbing for automatic washing machine, space for dryer, understairs storage cupboard, space for fridge/freezer, split level double oven and grill, vertical contemporary column style radiator, uPVC double glazed side door leading through to lean-to Porch.

Lean-to covered Porch/Passageway

20'6" x 4'4" (6.27m x 1.33m)

Glazing, perspex roof, timber doors to front and rear, outside lighting.

First Floor Landing

Double glazed window overlooking side, access to roof space, radiator.

Bedroom 1

12'2" x 11'0" (3.72m x 3.36m)

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

Bedroom 2

10'5" x 9'9" (3.19m x 2.98m)

Radiator, double glazed window overlooking rear garden.

Bedroom 3

8'11" x 7'8" (2.72m x 2.34m)

Radiator, uPVC double glazed window overlooking front.

Shower Room

7'11" x 5'4" (2.42m x 1.64m)

Wet room style shower, vanity wash basin, low level w.c. radiator, double glazed window overlooking rear of property.

Outside

The property has raised gravelled front garden with outside patio, steps leading down to road and side covered passageway leading to enclosed garden area with flag stones, outside store shed, covered area for storage.

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@imwestates.com

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.

Agents Note:

Please note that this property is subject to a local occupancy restriction, Any potential purchasers must currently live or work within the Conwy County or within a 30 mile radius of the property address. Please ask for further details.



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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