



## 5 Bryn Tirion

Dolgarrog LL32 8JE

£112,500

A pleasantly positioned two-bedroom semi-detached bungalow enjoying elevated views across the beautiful Conwy Valley.

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

Occupying a slightly elevated setting within the village, this well-proportioned bungalow commands delightful open aspects across the surrounding hills and countryside, whilst remaining conveniently located for easy access to the village centre and its local amenities.

Approached via steps to the front entrance, the accommodation is arranged on one level and briefly comprises: reception hall, a light and comfortable lounge, fitted kitchen, and a useful utility/boiler room. There are two double bedrooms and a family bathroom.

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

Externally, there are gardens to both the front and rear. The front garden enjoys a valley outlook. Rear garden area together with a brick-built outside store shed, offering valuable storage.

The property is subject to a local occupancy restriction.



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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.

### Council Tax Band

Conwy County Borough Council tax band - B

### The Accommodation Affords:

(Approximate measurements only)

### Covered entrance:

With Composite double-glazed door leading to Reception hall:

### Reception Hall:

Radiator. Access to roof space.

### Lounge:

13'6" x 12'1" (4.13 x 3.7)

Radiator. UPVC glazed window looking front, enjoying extensive views across the valley. TV point. Recess Built-in. Linen cupboard.



#### Kitchen/ Boiler room:

9'10" x 11'5" (3 x 3.48)

Base and wall unit, single drainage sink, plumbing for automatic washing machine. electric oven point, wall tiling, double powered radiator, composite double rear door and Upvc double-glazed window. Space for fridge/freezer.

#### Boiler cupboard:

Worcester boiler, oil-fired boiler, and water pump for sprinkler system.

#### Bedroom 1:

11'10" x 9'10" (3.61 x 3)

Radiator. UPVC double-glazed window looking front, enjoying extensive views.

#### Bedroom 2:

9'10" x 8'10" (3 x 2.71)

Radiator, UPVC double-glazed window, looking rear.

#### Bathroom:

9'10" x 5'10" (3 x 1.79)

3-piece suite, comprising panel bath, electric shower above, pedestal washing basin, low-level WC.

#### Outside:

The property is accessed along a shared front path. Front garden is mainly grass with shrubs, steps leading up to the front door, side access leading to Enclosed rear garden with hedging providing privacy, brick-built outside store shed, former fuel store.

#### Services:

Mains water, electricity, drainage. Oil-fired central heating, UPVC double glazing

#### Agent Notes:

The property is subject to a Local Occupancy Clause clause which restricts the sale to people living or working within a 30 mile radius of the property and have been doing so for a period of 3 years prior.

Full details from agent.

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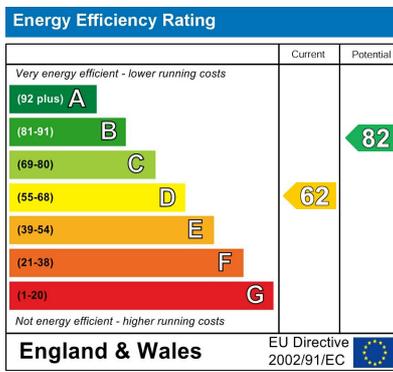
#### Llanrwst

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.

#### Directions:

Proceeding from the direction of Llanrwst, continue through Trefriw into Dolgarrog. Just before entering the village centre, turn left towards Taylor Avenue, then immediately left into Graham Road. Bryn Tirion will be on the right-hand side.





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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