



## 4 Graham Road

Dolgarrog LL32 8JL

£169,999

A well presented 3 bedroom semi-detached house set in sizeable garden in village setting with open views.

Viewing Recommend. NO CHAIN.

Improved and upgraded home offering light and airy accommodation comprising reception hall, lounge, sitting/dining room, kitchen, cloakroom, landing, bedroom 1, bedroom 2, bedroom 3 and bathroom.

Oil fired central heating, modern fitted kitchen, uPVC double glazing.

The property occupies a slightly elevated position and enjoys views from upper level across the valley. Grassed front garden, flagged rear patio and sloping garden.



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>





## Location

The accommodation affords  
(approximate measurements only):

Covered Front Entrance:  
UPVC double glazed door leading to:

Reception Hall:  
Turned staircase leading off to first floor level; understairs storage cupboard; double panelled radiator; vaulted ceiling; uPVC double glazed window to front. Oak doors leading off.

Cloak & Boiler Room:  
Low level WC, wash basin with tiled splashback;  
Worcester oil fired central heating boiler; electric meters;  
uPVC double glazed window and extractor fan.

Lounge:  
11'0" x 11'0" (3.37m x 3.36m)  
Mock constitute stone and timber fireplace surround with pebble effect electric fire; TV point; telephone point; uPVC double glazed window overlooking front enjoying views; radiator.

Sitting Room:  
10'5" x 13'1" max. (3.19m x 4m max.)  
Wall mounted contemporary log effect electric fire;  
radiator; picture rail; uPVC double glazed door and windows leading onto rear garden.





#### Kitchen:

8'5" x 8'8" (2.58m x 2.66m)

Fitted range of base and wall units with complementary worktops; integrated Hotpoint double oven and grill, large ceramic hob and contemporary glazed extractor hood above; 1 1/2 bowl sink with mixer tap; recessed former fireplace with bespoke built-in cupboards; integrated fridge freezer; uPVC double glazed window overlooking rear; tiled floor.

#### FIRST FLOOR

#### Landing:

Access to roof space.

#### Bedroom No 1:

11'0" x 11'1" (3.37m x 3.38m)

uPVC double glazed window overlooking front enjoying extensive views across the valley; double panelled radiator; picture rail.

#### Bedroom No 2:

10'6" x 13'1" (3.21m x 4m)

Cast iron former fireplace; double panelled radiator; uPVC double glazed window overlooking rear.

#### Bedroom No 3:

8'5" x 8'5" (2.59m x 2.57m)

Radiator; uPVC double glazed window overlooking rear; picture rail.

#### Bathroom:

5'3" x 7'9" (1.61m x 2.38m)

Panelled bath with electric shower above, low level WC; pedestal wash hand basin; extractor fan; uPVC double glazed window.

#### Outside:

The property occupies a slightly elevated position from the road, grassed front garden. Side path leading to extensive, sloping and terraced rear garden with large flagged patio area. Outside store shed. Upper level terrace and extensive sloping garden.

#### Services:

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

#### Council Tax Band:

Conwy County Borough Council tax band 'A'.

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

#### Directions:

Continue along the B5106 into Dolgarrog, turn left towards Taylor Avenue and immediately left into Graham Road and the property will be viewed on the right hand side.

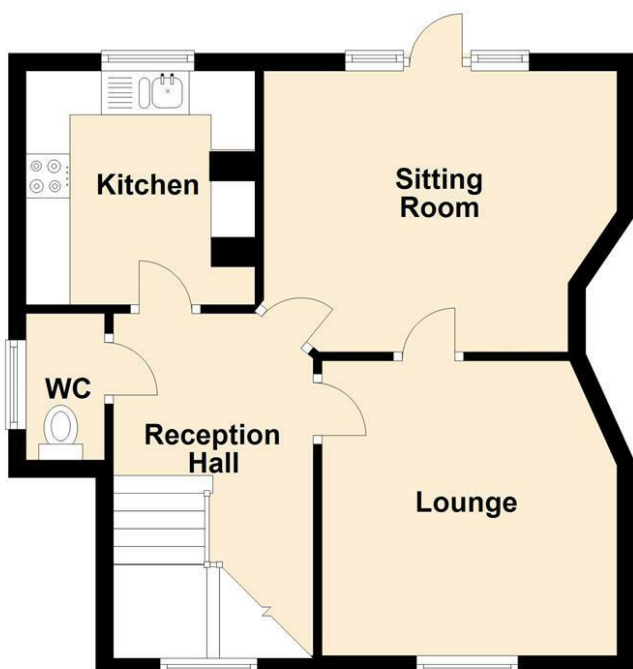
#### Proof of Identity:

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 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.  
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## Iwan M Williams Estate Agents

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