



2 Bryn Moel

Dolwyddelan LL25 0EZ

£299,000

A delightful Grade II Listed semi-detached stone cottage set in a picturesque rural location on the outskirts of the village, enjoying far-reaching countryside views and a sunny aspect to the front.

Tenure: Freehold. EPC Rating - TBA. Council Tax Band - E.

This charming period property offers spacious three bedroom accommodation and retains a wealth of character features throughout, including exposed ceiling beams, thick stone walls and an attractive fireplace with wood-burning stove, all combining to create a warm and inviting home.

The accommodation briefly comprises a welcoming sitting room with feature fireplace and stove, a traditional country kitchen fitted with a range of units, together with a cosy dining area. To the first floor are three bedrooms and a family bathroom, with the rooms enjoying pleasant outlooks over the surrounding countryside.

Generous grounds with a large lawned garden to the front, perfectly positioned to enjoy the sunny aspect and open rural views. The garden also includes a kitchen garden area and a polytunnel, ideal for those wishing to grow their own produce.

Additional features include a useful open-fronted stone garage/store together with private parking.



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Location

The cottage occupies a peaceful setting on the edge of the village whilst remaining within convenient reach of local amenities and the wider attractions of the surrounding countryside.

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.

Night storage heating is provided.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Covered front entrance with timber front door leading to small hall, staircase leading off to first floor level.

Lounge

20'6" x 15'1" (6.26m x 4.61m)

Feature recessed fireplace with timber lintel over, slate hearth, cast iron multi-fuel stove, beamed ceiling, TV point, window overlooking front of property enjoying views, night storage heater.

Kitchen

14'2" x 9'8" (4.33m x 2.95m)

Fitted range of base and wall units



First Floor

Landing, night storage heater, window overlooking rear of property.

Bedroom 1

13'8" x 10'3" (4.18m x 3.13m)

Night storage heater, sealed unit double glazed window overlooking front of property enjoying views.

Bedroom 2

17'0" x 8'10" (5.2m x 2.7m)

Sealed unit double glazed window overlooking rear, night storage heater.

Bedroom 3

9'0" x 13'11" (2.76m x 4.26m)

Sealed unit double glazed window, night storage heater.

Bathroom

7'9" (reducing to 5'6" x 6'6") (2.37m (reducing to 1.7m x 2.0m))

'P' shaped bath with shower above, curved shower screen, low level w.c. vanity washbasin, wall tiling, chrome ladder style heated towel rail.

Outside

The property benefits from a low-maintenance paved courtyard garden to the rear, providing a pleasant and sheltered seating area ideal for outdoor dining. The property also enjoys open rural views across surrounding farmland and has a substantial grassed garden area to front together with kitchen garden area. In addition, there is an open fronted car garage and hardstanding providing ample parking area. Former pig sty..

Services

Mains Electricity and water are connected to the property. Electric night storage heating and solid fuel heating. Drainage is to a combined septic tank with neighbouring property.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email 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 E.

Directions

From Betws y Coed follow the A5 main road in a southerly direction and over the Waterloo Bridge. Follow road to right and take first turning off signposted A470 - Blaenau Ffestiniog. Follow the A470 main road through beautiful countryside towards Dolwyddelan - approx 5 miles. Just before the village there is a slip road just before a pair of semi detached houses (former school house) - follow the lane and turn sharply just before a white detached cottage (Tan y Graig) - follow the road up to 2 Bryn Moel.





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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