



Llys Elen

Dolwyddelan LL25 0SX

£299,950

A beautifully presented, traditional semi detached home set in quiet village, enjoying views to front and rear elevations.

A spacious , extended and re-modelled character home set in generous plot with side access leading to large rear garden, hardstanding for parking and stone built workshop/garage. Attractive well maintained gardens.

Spacious accommodation comprising Entrance Porch, Reception Hall, Lounge & Dining Room with feature Inglenook style fireplace and wood burning stove, Large Breakfast Kitchen with french door leading onto rear patio, Landing, 3 Bedrooms and modern Bathroom. Central heating (solid fuel) and uPVC double glazing. Extensive views over farmland to surrounding hillsides.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





Location

Pleasantly situated in a convenient setting within the village enjoying extensive views. Dolwyddelan is a small village with shop, public house, hotel, school and train station. Approximately 5 miles from Betws Y Coed.

The Accommodation Affords
(Approximate Measurements Only)

Covered Front Veranda

uPVC double glazed front door leading to integral Entrance Porch with laminated timber effect flooring, electric metres. Timber and glazed door leading:

Reception Hall

Dado rail, radiator, staircase leading off to First Floor Level, laminated timber effect flooring, cloak hooks. Original timber door leading through to :

Lounge & Dining Room

24'3" x 14'10" reducing to 10'7" by dining room (7.4m x 4.53m reducing to 3.25m by dining room)

Dining Area - laminated timber effect flooring, double panelled radiator, uPVC double glazed bay window overlooking front enjoying views, uPVC double glazed side window, picture rail.

Lounge Area - feature recess Inglenook style fireplace with slate hearth and lintel, multi fuel stove with back boiler for central heating system. TV and telephone point.

Under stairs study area. Picture rail. Door leading to :



Breakfast / Kitchen

23'0" x 8'1" reducing to 7'1" by breakfast area (7.02m x 2.47m reducing to 2.18m by breakfast area)
Fitted range of base and wall units with complimentary worktops, electric cooker point, stainless steel splashback and filter extractor, one and half bowl sink with mixer tap, plumbing for dishwasher and washing machine, space for fridge freezer, uPVC double glazed window and door leading to rear. Built-in tall cupboards, french windows leading onto rear patio, radiator.

First Floor Level

Spacious landing with built-in cylinder cupboard, radiator.

Bedroom 1

14'4" x 9'6" (4.39m x 2.92m)

Radiator, uPVC double glazed window overlooking front enjoying views.

Bedroom 2

9'6" x 9'9" (2.91m x 2.98m)

uPVC double glazed window overlooking rear enjoying views, radiator.

Bedroom 3

10'11" x 5'6" (3.34m x 1.68m)

uPVC double glazed window overlooking front of property.

Agents Notes

There is an interconnecting door between Bedroom 1 & Bedroom 3 if anyone wanted to use it as a Dressing Room.

Bathroom

8'7" x 6'5" (2.62m x 1.96m)

Panelled bath with electric shower above, folding shower screen, pedestal wash hand basin, low level W.C, radiator, wall mounted electric heater, extractor fan, uPVC double glazed window to rear.

Outside

The property occupies a spacious corner plot with attractive front and side gardens with an abundance of established shrubs and plants, lawned garden with shrub and flower borders, doorway leading to large enclosed rear yard and hardstanding for parking, detached car garage (5.19m x 2.96m) with uPVC double glazed windows and twin timber doors, storage above. This could also be used as a large workshop if required. There is ample off road parking, attractive garden, greenhouse, outside patio area to immediate rear of the house and also at the end of the garden overlooking fields. To the side of the property there is right of way access and large wrought iron gates which lead to the rear garden and hardstanding.

Services

Mains water, electricity, drainage connected to the property. Solid fuel central heating.

Council Tax Band

Conwy County Borough Council Tax Band - "C"

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.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions

On approaching the village of Dolwyddelan along the A470 turn left in the village centre with the shop on your right hand side, continue down Church Street past the Church and Llys Elen with be the first property on the right hand side as you enter Bridge Street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.
Plan produced using PlanUp.

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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