

1 Bron Derw

Dolwyddelan LL25 0NQ

£205,000

A beautifully presented semi-detached character cottage occupying an elevated position on the outskirts of the village, enjoying panoramic views over the village towards the hills beyond.

Tenure: Freehold. EPC - TBA, Council Tax D.





The property retains much of its traditional charm and character, with exposed beams, feature fireplace with wood burning stove, slate and stone detailing, whilst also offering comfortable modern accommodation with central heating and majority double glazing.

Attractive open plan lounge/dining kitchen with character beamed ceiling and fitted kitchen area, first floor landing, two bedrooms and bathroom, together with a converted attic room providing useful additional space.

Small front garden/seating area, terraced gardens to the rear with established planting and seating areas, together with one parking space.

Conveniently situated for village amenities and within easy reach of the surrounding countryside.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



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)

Ground Floor

Open plan Lounge and Kitchen/Diner.

Lounge / Kitchen / Dining

22'0" x 15'8" (6.71m x 4.8m)
Featuring recessed inglenook style fireplace surround with slate hearth, inset log burning stove, double panel radiator, beamed ceiling, TV and telephone points, sash window overlooking front enjoying extensive views, book shelving, balustrade staircase leading off to first floor level, understairs cupboard housing Worcester oil central heating boiler and plumbing for automatic washing machine. Peninsular base units sub-dividing Kitchen from living area, solid wood worktops, base and wall units, electric cooker point, concealed filter extractor, 1.5 bowl sink, plumbing for dishwasher, window overlooking side and rear elevation.
Dining area with engineered oak flooring, two double panel radiators, built-in alcove storage cupboards, uPVC double glazed sash window overlooking rear, built-in cupboard to alcove recess. Timber door leading to covered rear entrance and store room with polycarbonate roof and timber outer door.





First Floor
Landing with uPVC double glazed sash window overlooking front and enclosed further staircase leading to Attic Room.

Bathroom
7'7" x 6'6" (2.33m x 2.0m)
Four piece suite comprising; panelled bath, shower enclosure, low level w.c. pedestal wash handbasin, column radiator, extractor fan, floor and wall tiling, uPVC double glazed sash window to rear.

Bedroom 1
10'3" x 10'8" (3.13m x 3.27m)
uPVC double glazed sash window overlooking front enjoying panoramic views overlooking the village and extending towards the hillsides, radiator.

Bedroom 2
8'11" x 11'0" (2.73m x 3.37m)
Radiator, uPVC double glazed sash window overlooking rear garden. Enclosed staircase leading up to Attic Room.

Attic Room
15'7" x 12'4" (4.76m x 3.78m)
(currently used as Bedroom)
Four Velux double glazed windows, two to either pitch enjoying extensive views, power and light connected, radiator.

Outside
The property enjoys an elevated position from the road, has a lower level parking space and steps leading up to a small front garden area with outside seating enjoying extensive views. Side access leading to rear. Stone built store shed and steps leading up to terraced rear garden with established shrubs and plants and level seating areas enjoying extensive views.

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.

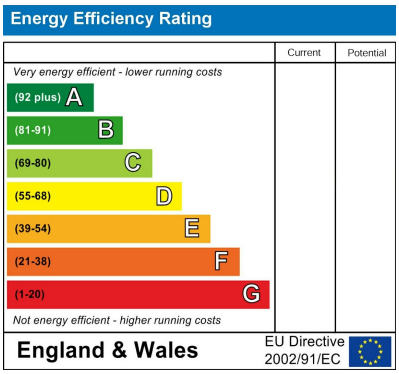
Council Tax
Band D.

Directions
Proceed into the village of Dolwyddelan along the A470, on approaching the village centre, take a right and continue steeply up the hill, bearing sharp left at the top and the property be viewed 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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