

Maenan View Gwydyr Road

Dolgarrog LL32 8JS

£279,500



An attractive, spacious three-bedroom detached former police house, occupying a generous, predominantly level plot in a convenient central village setting, within easy walking distance of local amenities and the popular Adventure Parc Snowdonia.

Tenure-Freehold EPC-TBA Council Tax-D



The property offers substantial and well-proportioned family accommodation arranged over two floors, complemented by good-sized gardens, off-road parking and a garage, together with pleasant views to the front towards the surrounding Conwy Valley countryside and wooded hillsides.
The house has benefited from improvements over the years and enjoys the advantages of an air source heating system, uPVC double glazing and good levels of insulation, providing comfortable and energy-efficient accommodation.
Internally, the property offers an excellent balance of living and bedroom accommodation comprising; glazed entrance porch, reception hallway, sitting room, comfortable lounge and dining room with feature fireplace and stove, rear utility area and spacious dining kitchen. To the first floor, a landing provides access to three good-sized bedrooms and a family bathroom.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Situated within the heart of Dolgarrog, a popular village in the beautiful Conwy Valley, the property is conveniently placed for local amenities and Adventure Parc Snowdonia, a major attraction within the area. The nearby market town of Llanrwst provides a wider range of shopping facilities and services, whilst the historic town of Conwy and the popular resort of Betws-y-Coed are both within convenient travelling distance.



The Accommodation Affords:

Enclosed Front Entrance:
12'5"m x 2'11"m (3.8mm x 0.91mm)
Timber and double glazed Upvc door leading through to reception hall with staircase leading off to first floor level. Double panelled radiator, under stair storage cupboard and window overlooking rear.

Dining/Sitting room:
10'11"m x 11'9"m (3.33mm x 3.59mm)
Tiled fire place surround and half, double panelled radiator. French Upvcs double glazed window over looking front. French style door.



Dinning/Kitchen:
14'6"m x 11'6"m. (4.44mm x 3.52mm.)
Fitted range oak fronted wall and base units with complimentary worktops and central island, 1 and half bowl single strainer sink, range cooker and canopy extractor above, space for fridge freezer. Single double glazed window overlooking side. Two windows over looking the front. Double panelled radiator. Upvc double glazed French doors leading to onto rear.

Doorway leading through to:

Large L shaped Dinning/Lounge

18'5"m x 11'4" mm extending to 15'1"m in lounge (5.63mm x 3.47 mm extending to 4.62mm in lounge)

Feature inglenook style fireplace with rustic brick inset. Slate half, multifuel cast iron stove, tv point, oak lintel above, shelve recess radiator, upvc double glazed window overlooking the front of the property.



Rear Storage Entrance:

9'2"m x 5'10" mm (2.81mm x 1.78 mm)

Rear storage and entrance, Upvc double glazed window over looking front, built in shelving, storage cupboard. Cloak hanging hooks into recess.

Doorway leading to Covered Entrance:

Outside W.C. Utility shed which also houses cylinder cupboard.

Landing:

Radiator, sealed upvc double glazed window. Access to roof space, built in linen storage cupboard,

Bathroom:

3 piece suite, comprising panel bath with shower above. Pedestal wash basin, low level W.C shaving point, double panelled radiator.

Bedroom 1:

12'0"m x 10'4"m (3.68mm x 3.16mm)

Upvc double glazed window overlooking front. Doubled panned radiator. Built in wardrobe. Tv point.



Bedroom 2:

12'7"m x 11'2"m (3.84mm x 3.42mm)

Upvc double glazed window over looking the front. Tv point, Built in wardrobe.

Bedroom 3:

9'10"m x 7'0"m (3mm x 2.15mm)

Upvc single glazed window overlooking the rear. Built in wardrobe, hanging and storage space.

Outside:

The property stands within generous and predominantly level gardens, with extensive lawned areas, established shrubs, flowering borders and mature trees providing an attractive setting. The gardens offer excellent space for children, relaxation and outdoor entertaining, whilst the off-road parking and garage provide further practical benefits.



Council Tax:

Band-D

Directions:

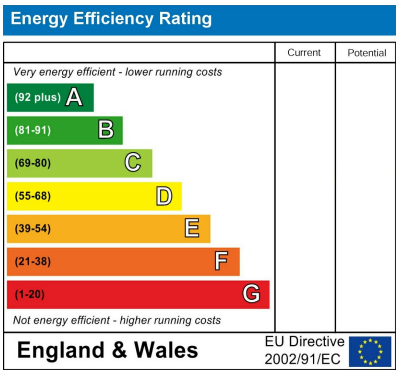
Proceed from Llanrwst along the B5106 towards Conwy, continue through the village of Trefriw into Dolgarrog. The property will be viewed on the left hand side just before the road drops slightly towards the shops and Adventure Park.

Viewing Llanrwst:

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.



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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