



3 Prince Llewelyn Terrace

Dolwyddean

£199,500

An immaculately presented spacious stone built cottage located within the beautiful Lledr Valley. NO CHAIN.



Situated within a mile of the village forming part of 6 similar cottages, enjoying extensive hillside and valley views. Renovated and refurbished over the years, providing spacious accommodation with the benefit of oil fired central heating and character original features. Affording: Reception hall, open plan living and dining area, kitchen, utility and rear entrance, 3 bedrooms and bathroom. Garden to front and small courtyard area to rear. Parking and garage provided. VIEWING HIGHLY RECOMMENDED.



Tel: 01492 642 551
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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.

ACCOMMODATION

The Accommodation Affords: (Approximate measurements only)

Composite double glazed front door: Leading to:

Small Reception Hallway: Balustrade and spindle staircase leading off to first floor level; understairs storage area; electric meter; pine door leading to:

Open Plan Living Room: 13'1" x 10'4" (4 x 3.16)
Timber flooring; recessed feature fireplace with multi fuel stove; slate hearth and slate lintel over; radiator; sash window overlooking front with views; beamed ceiling; TV point.

Rear Dining Kitchen: 17'9" x 10'4" (5.4 x 3.15)
Feature inglenook style fireplace with slate lintel over; radiator; sealed unit double glazed window overlooking rear; beamed ceiling. Peninsular base units sub-dividing from Kitchen.

Kitchen: Range of base and wall units; 1½ bowl sink with mixer tap; built in oven with four plate hob and concealed extractor above; space for fridge; slate flooring; doorway leading to:



Rear Utility and Entrance Porch: 6'7" x 6'6" (2 x 1.97) Fitted worktop and space for automatic washing machine; space for dryer; 'Grant' oil fired central heating boiler for hot water and heating; slate flooring; sealed unit double glazed window overlooking rear' radiator; external rear door.

First Floor

Landing:

Bathroom: Three piece suite comprising panelled bath; pedestal wash hand basin; low level W.C.; radiator; wall tiling; window to rear; extractor fan; access to roofspace;

Bedroom 1: 9'10" x 12'9" (3 x 3.88) Double glazed sash window overlooking front with views; built-in wardrobe; radiator.

Bedroom 2: 13'1" x 8'9" (4 x 2.66) Radiator; double glazed window overlooking rear.

Bedroom 3: L-Shaped 8'1" reducing to 5'1" x 9'0" (2.46 reducing to 1.56 x 2.74) Sash window overlooking front of the property; radiator.

Outside: The property has attractive decorative slate garden with variety of shrubs and borders; steps leading down to the road; views across the valley. Small rear courtyard with open aspect with seating area and shrubs. In addition there is also a garage 5.32m x 3.14 - concrete base; up and over door. Parking for 2 cars in total (1 in the garage) and a visitor parking space.


Services: Mains water, electricity are connected; oil fired central heating. Shared septic tank (New Tank 2020).

Directions: From Betws Y Coed, follow the A470 in the direction of Blaenau Ffestiniog for approximately 4.5 miles passing Pont Y Pant and Prince Llewellyn will be viewed on the right hand side, slightly elevated position from the road.

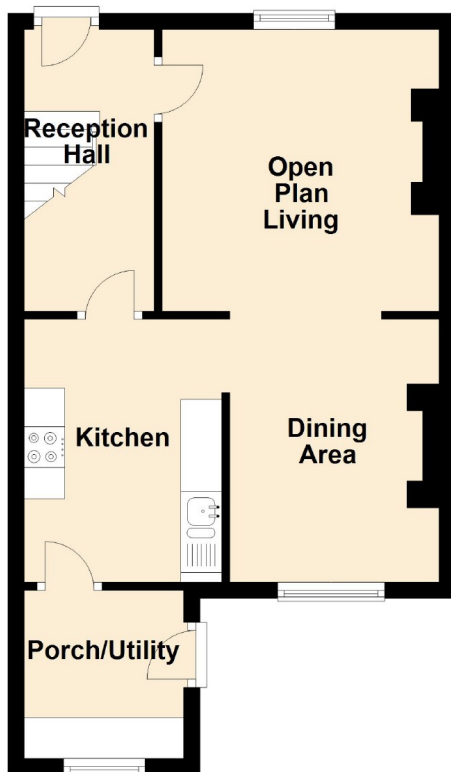
Viewing: By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Proof Of ID: 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.

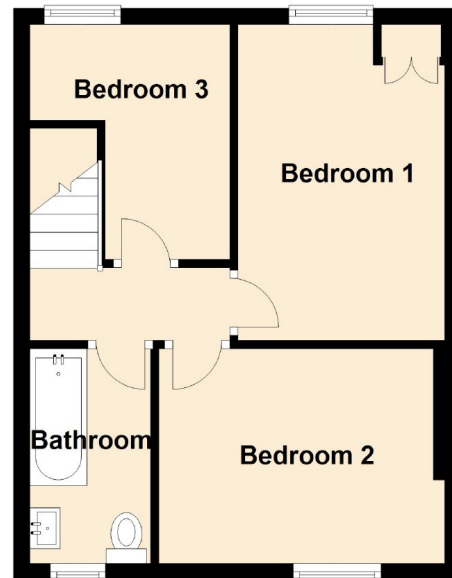


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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