

**BOB**PARRY

BODAFON, DOLWYDDELAN  
OFFERS IN THE REGION OF £194,950  
REFERENCE: 12519



- THREE BEDROOMS
- STUNNING VIEWS
- DOUBLE GLAZING

- GARDENS AND PARKING
- VIEWING ESSENTIAL
- EPC - F31

DIRECTIONS

From Llanrwst head South along the A470 towards Betws Y Coed. At the Waterloo Bridge turn left onto the A5 and take the first turning right signposted Dolwyddelan. Follow the road to the village of Dolwyddelan and the property will be seen on the right hand side and can be identified by the agents board.

Description

A semi-detached three bedroom double fronted house situated in the Lledr Valley within the Snowdonia National Park with views across the River Lledr and mountains to the front. Sash style uPVC double glazing. Garden to the front side and back with the potential of a parking space to the rear. Feature fire places and two multi fuel burners. The property has undergone a range of works over the years by the present owners. Spacious accommodation comprising:- Entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Energy Performance Certificate Rating - F31

Entrance Porch

Double glazed with double glazed composite front door. Slate floor. Door to:-

Entrance Hall

Tiled floor. Electric switch box. Stairs to first floor.

Lounge 3.47m x 3.19m (11'5" x 10'6")

Feature oak fire place with Victorian style cast iron and tiled inset and granite hearth housing a multi fuel burner. Television point. Night storage heater. Views across the river and countryside.

Dining Room 4.60m x 3.02m (15'1" x 9'11")

Large slate surround fire place with slate hearth housing a "Hunter" multi fuel stove. Tiled floor. Night storage heater. Views to the front. Open to:-

Kitchen 4.50m x 1.28m (14'9" x 4'2")

With a range of fitted wall and base units having complimentary work surfaces, strip lights with remote controlled switching and tiled splash. Built in fridge and freezer. Electric hob with overhead extractor fan and oven under. Sink unit with mixer tap. Tiled floor. Washing machine point. Glazed uPVC door leading to outside.

First Floor Landing

Loft access hatch with pull down ladder (boarded attic with light). Night storage heater.

Bedroom No: One 4.71m x 2.62m (15'5" x 8'7")

With spectacular river and countryside views. Night storage heater. Built in storage cupboard. Feature fireplace.

Bedroom No: Two 3.49m x 2.75m (11'5" x 9'0")

With spectacular river and countryside views. Night storage heater.

Bedroom No: Three 2.42m x 1.79 (7'11" x 5'10")

Bathroom

Panelled bath with overhead electric shower. Low level WC. Pedestal wash hand basin. Airing cupboard with immersion cylinder.

Outside

Seating area to the front with side garden leading top the rear garden with space for a parking area having access off the rear lane. Two small stone sheds and outside tap.

Tenure

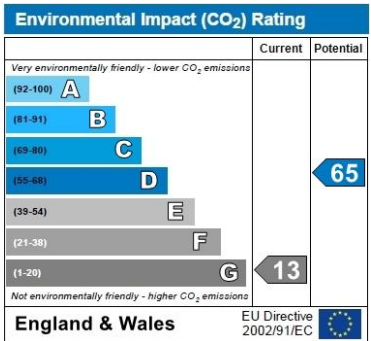
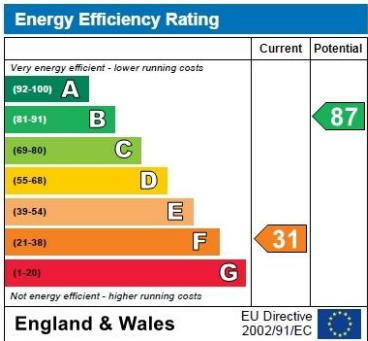
The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in D. Information from www.voa.gov.uk

Viewing Arrangements

Please contact our Llanrwst office on: 01492 640415 or email us at llanrwst@bobparry.info



11 Ancaster Square, Llanrwst, Conwy, LL26 0LH  
01492 640415 | www.bobparry.info | llanrwst@bobparry.info

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