

BOBPARRY

HIGH STREET, DOLWYDDELAN
OFFERS IN THE REGION OF £139,950
REFERENCE: 10233



DIRECTIONS

From Llanrwst head south on the A470 towards Betws y Coed. At the Waterloo Bridge turn left onto the A5 then take the first right signposted Dolwyddelan. On entering the village turn left at the crossroads. Follow the road along turning left over the bridge onto the High Street and the property will be seen on the right hand side.

Accommodation (Approximate measurements)

Covered hardwood and glazed front door leading to:

Open Lounge Living and Dining Room 7.29m x 3.39m (23'11" x 11'1")

Exposed slate fire place housing a multi-fuel stove which heats the water. Exposed ceiling beams. Television point. Two night storage heaters. Door leading to:

Kitchen 1.20m x 3.00m (3'11" x 9'10")

Overlooking rear garden. Fitted wall and base units having complimentary work surfaces and tiled splash backs. Sink unit with mixer tap. Velux window. Built in washing machine, fridge, oven and four ring ceramic hob. Door leading to a shared alley which also gives access to the rear garden.

First Floor Landing

Spacious landing with fitted storage cupboards.

Bedroom No: One 3.48m x 2.66m (11'5" x 8'9")

With countryside views. Night storage heater.

Bedroom No: Two 2.54m x 2.01m (8'4" x 6'7")

Overlooking rear garden. Built in cupboard housing water cylinder and shelving. Night storage heater.

Bedroom No: Three 2.57m x 2.54m (8'5" x 8'4")

Overlooking rear garden. Night storage heater.

Bathroom

Panelled bath with overhead electric shower. Low flush WC. Wash hand basin. Tiled floor.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

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

Viewing Arrangements

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



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