



Dolwar

Dolwyddelan

£179,950

A beautifully presented semi-detached cottage located in a village setting within the Snowdonia National Park.

Renovated and refurbished in recent years offering stylish 2 bedroom accommodation which retains original features. Attractive rear courtyard style garden backing on to open field, central heating and uPVC double glazing, spacious accommodation comprising large living and dining room, modern rear kitchen, utility room, shower room, 2 double bedrooms and modern bathroom. Level position within walking distance of local amenities. Viewing highly recommended.



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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

Accommodation Affords:
(approximate measures only)

Open Plan Living and Dining Room 21'4" x 15'0" (6.49 x 4.57) Composite front door, stairs leading off to first floor level, beam ceiling, two feature fireplace surrounds, one with log burning stove. UPVC double glazed window looking front and rear, TV point, radiator.

Kitchen 7'4" x 14'3" (2.23 x 4.34) Fitted range of modern base units with timber affect worktops, integrated dishwasher, inset sink and mixer tap, built in stainless steel oven, 4 plate ceramic hob, stainless steel canopy extractor above, double panel radiator, shelving, space for fridge freezer, uPVC double glazed window and french doors leading on to rear courtyard garden.



Utility Room 7'9" x 4'6" (2.37 x 1.37)
Worktop and space/plumbing for washing machine and dryer, wall cupboards, radiators, uPVC double glazed door to rear.

Shower Room Modern suite comprising shower with sliding glazed doors, vanity wash basin, low level WC, wall tiling, wall mounted central heating boiler.

First Floor Landing

Bedroom 1 11'5" x 12'3" (3.48 x 3.74)
Overlooking front, uPVC double glazed windows enjoying views, radiator, cast iron mock fireplace,



Bedroom 2 9'10" x 8'1" (2.99 x 2.47)
UPVC double glazed window looking rear with open views, double panel radiator.



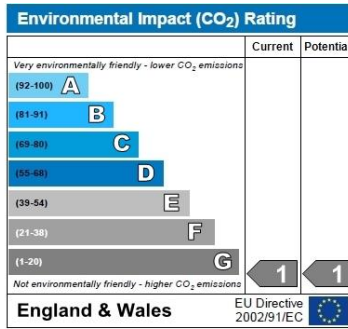
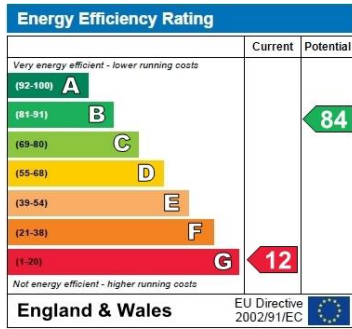
Bathroom 6'7" x 6'11" (2 x 2.1)
Modern three-piece suite comprising panel bath with shower and shower screen, low level WC, wash basin with mirror and light above, ladder heated towel rail, wall and floor tiling.

Outside Small forecourt front garden, side access leading to enclosed rear courtyard style garden with raised borders, seating area enjoying views overlooking rear.

Services Mains water, electricity and drainage connected to the property, LPG Gas supply.

Directions: On entering the village, turn left into Church Street. The property is situated in the village centre just a short distance down from the spar shop on the right hand side.





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