

2 BENAR TERRACE, DOLWYDDELAN
ASKING PRICE £170,000
REFERENCE: 22142



- MID TERRACE
- TWO BEDROOM
- LOG BURNER

- UPVC DOUBLE GLAZING
- VIEWING RECOMMENDED
- EPC: TBC

DIRECTIONS

From our Llanrwst follow the A470 towards Betws y Coed and at the Waterloo Bridge go straight on onto the A5. Take the first right signposted "Dolwyddelan". On entering the village turn left at the crossroads. Follow the road going over the bridge and turn right. The property will be found on the left.

Description

A mid terrace cottage. Character features including multi-fuel burner and tiled floors. Two double bedrooms. Open plan kitchen diner. Rear store room which could be used as a study. Small enclosed yard to the rear with log store and on street parking to the front. Price to include contents. Excellent investment or first time buy. EPC: TBC

Lounge

Feature open fire with wooden surround and cast iron inset. Television point. Understairs storage area. Exposed ceiling beams. UPVC double glazing. Electric heater.

Kitchen/Diner

Stone flooring. Fireplace with multi-fuel burner, wooden window. Matching floor and wall units. Built in electric cooker and hob. Dish washer point. Stainless steel sink and mixer taps. Wooden door. Exposed ceiling beams.

Lean-to

Laminated flooring. UPVC glazed window and door.

Landing

Loft access hatch.

Bathroom

Electric shower and shower cubical. Low level w/c. Wash hand basin. Upvc double glazing.

Bedroom One

Faux log burner. UPVC double glazing. Carpeted. Views of Siabod.

Bedroom Two

UPVC double glazing.

Outside

Low maintenance rear yard easily accessed. On street parking.

Services

None of the services have been tested. However it was noted that mains water, drainage and electricity are connected.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

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

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at porthmadog@bobparry.info



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