

HYFRYDLE, DOLWYDDELAN
OFFERS IN THE REGION OF £159,950
REFERENCE: 54562



- THREE BEDROOMS
- DOUBLE GLAZING
- CENTRAL HEATING

- GOOD SIZE GARDEN
- OFF ROAD PARKING
- NO CHAIN

DIRECTIONS

From Llanrwst head south on the A470 towards Betws Y Coed. At the Waterloo Bridge turn left onto the A5 and then right back onto the A470 signposted Dolwyddelan. Follow the road to the village and the property is the first cottage on the left hand side.

Brief Descriptions

A good size three bedroom cottage with good size garden to the rear and off road parking to the side. Central heating and uPVC double glazing. Within walking distance of the local shop and public house. The accommodation affords:- Entrance hall, living room, dining room, kitchen, three bedrooms and a bathroom.

Accommodation (approximate measurements)

Entrance Hall

Living Room 4.90m x 3.6m (16'1" x 11'10")

Front Sitting Room 3.52m x 3.21m (11'7" x 10'6")

Kitchen 3.36m x 2.68m (11'0" x 8'10")

First Floor Landing

Bedroom No: One 3.18m x 2.78m (10'5" x 9'1")

Bedroom No: Two 3.62m x 2.9m (11'11" x 9'6")

Bedroom No: Three 2.78m x 2.18m (9'1" x 7'2")

Bathroom

Panelled bath. Low level WC. Wash hand basin.

OUTSIDE

Small front forecourt, parking to the side. Good size rear garden with lean-to store shed with power.

Workshop 5.21m x 2.35m (17'1" x 7'9")

Land Transaction Tax

Buyers are advised to check the amount of Land Transaction Tax is payable. Please contact us for further information.

Notes

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming. This property will be sold subject to our client's standard covenants, further details of which are available upon request.

Tenure

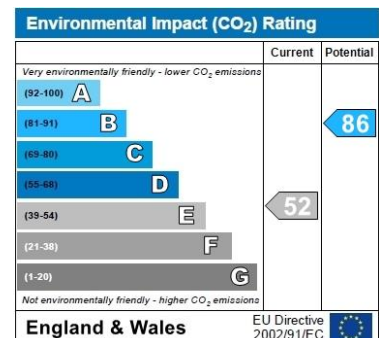
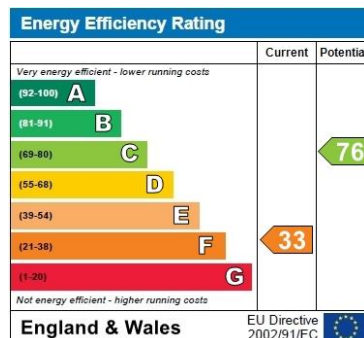
The property is available Freehold. Solicitors to confirm.

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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Whilst we endeavour to make these details as helpful as possible, we do not guarantee their accuracy. Measurements, floorplans and photos should not be relied upon for any use including the purchase of the property. Any interested buyers should make arrangements to inspect the property. Bob Parry Estate Agents & Auctioneers do not themselves test any services connected to any property offered by them for sale or to let.