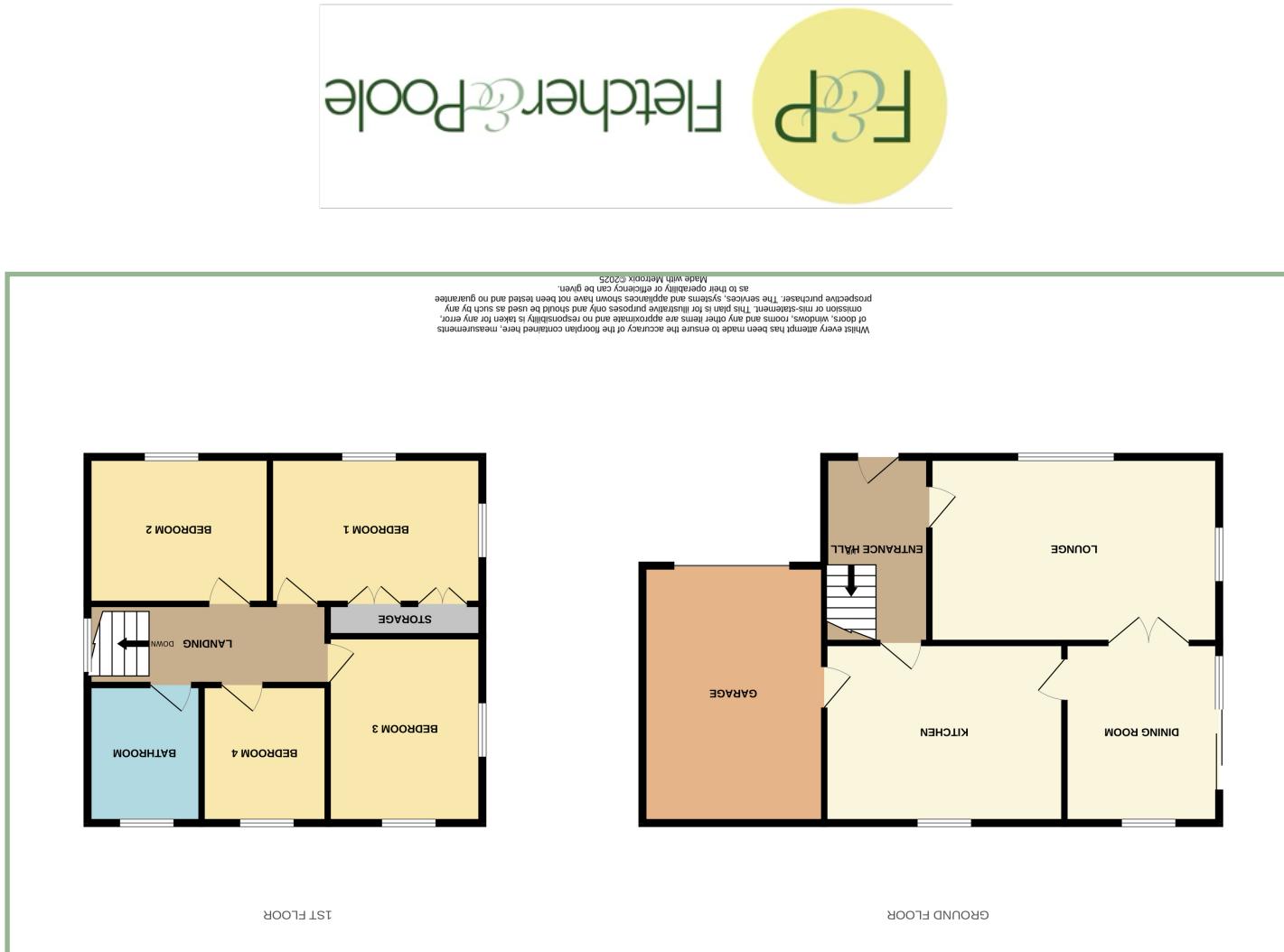


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and have no authority to do so on behalf of the seller or his agents and furnishers. We strongly recommend that all the information contained in these sales details have been tested (unless otherwise stated) and no warranty is given as to their condition. Services, fittings and equipment referred to in these sales details have been provided by the seller in good faith and the seller is not responsible for any damage or loss sustained by the buyer in consequence of any such services, fittings or equipment. We strongly recommend that you are particularly important to you are contemplating travelling some distance to view the property. Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further arrangements.

[www.fletcherpoole.com](http://www.fletcherpoole.com)



# A WELL APPOINTED FOUR BEDROOM FAMILY HOME NESTLED IN THE CONWY VALLEY

## Description

A well-appointed four-bedroom family home situated on of village. The property benefits from part UPVC double glazing, LPG fired central heating and garage.

The spacious accommodation briefly comprises, large entrance hall, lounge, dining room, kitchen, garage, four bedrooms and family bathroom.

The property is nestled in the Conwy valley providing direct access to Snowdonia National park and Gwydir Forest walking and bike trails and other outdoor pursuits. Externally the property further benefits from a rear enclosed garden with views out to surrounding hillsides enjoying open aspect and a wide variety of well-established trees and shrubs.

- ✓ A WELL APPOINTED FOUR BEDROOM FAMILY HOME
- ✓ SITUATED IN EDGE OF VILLAGE SETTING
- ✓ CLOSE TO ALL LOCAL AMENITIES
- ✓ MODERN FITTED KITCHEN AND BATHROOM
- ✓ INTEGRAL GARAGE AND SIZEABLE GARDEN
- ✓ FREEHOLD TENURE

## Lounge

17' 10" x 11' 5" 5.44m x 3.48m



## Dining Room

11' 2" x 9' 6" 3.40m x 2.89m



## Kitchen

14' 9" x 11' 1" 4.49m x 3.38m



## Bedroom One

11' 10" x 11' 8" 3.38m x 2.77m



## Bedroom Two

11' 6" x 8' 11" 3.50m x 2.71m



## Bedroom Three

11' 2" x 9' 5" 3.40m x 2.87m

## Bedroom Four

7' 6" x 7' 2.28m x 2.13m

## Bathroom

7' 6" x 7' 6" 2.28m x 2.28m



## Location

Conveniently located in the Conwy Valley, Dolgarrog is just seven miles from the historic town of Conwy with its castle and harbour. As well as the local post office and a primary school and a selection of hosteries. Beautiful Betws y Coed and the famous Swallow Falls are also within easy reach.

## Directions

From Conwy turn left at the roundabout signposted Trefriw (B5106) under the arch of Conwy Castle. Carry along this road for approximately seven miles until you reach the village of Dolgarrog, continue along the main road passing the shops. Dane House can be found after a short distance on the left.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: TBC  
Tenure: Freehold

4 Bedroom Detached Home

**Dane House**  
**Bryn Morfa**  
**Dolgarrog**  
**LL32 8JW**

**£274,000**  
**REDUCED FROM £280,000**

Reference Number: FP8297  
20/3/2025

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

