



Three Bedroom Semi Detached Home Enjoying Countryside Views

Description

A well planned three bedroom semi detached home enjoying lovely far reaching countryside views. The property is situated at the end of a no through road with the rear garden backing onto woodland and the side onto the fields.

The accommodation comprises: Hallway with under stairs store area, lounge with bay window and gas fire, kitchen with gas hob, electric oven, space and plumbing for a washing machine, low level fridge and freezer. To the first floor: Landing, two double bedrooms both with built in wardrobes, a single bedroom three and bathroom.

UPVC double glazing and gas fired Baxi combination boiler with external gas tank.

To the outside there is a gated front garden with steps up to a paved seating area from which to enjoy the views, a well planted and established garden area with side lawn. A timber gate provides access to the rear garden which has a paved patio, lawn area, two timber sheds and the gas tank.

- ✓ THREE BEDROOM SEMI DETACHED HOME
- ✓ ENJOYS COUNTRYSIDE VIEWS
- ✓ SITUATED AT THE END OF A NO THROUGH ROAD
- ✓ ADJACENT TO OPEN FIELDS AND WOODLAND
- ✓ WALKING DISTANCE TO THE SHOPS AND PRIMARY SCHOOL
- ✓ EASY ACCESS TO LOVELY WALKS
- ✓ NO CHAIN
- ✓ FREEHOLD

Hall

20' 9" x 6' 7" 6.33m x 2.00m

Lounge

13' x 12' 8" Into Bay 3.96m x 3.86m Into Bay



Kitchen

10' 4" x 9' 2" 3.15m x 2.79m



Landing

6' 4" x 8' 8" 1.93m x 2.64m

Bedroom One

13' 2" x 10' 3" (Into The Fitted Wardrobes) 4.01m x 3.12m



Bedroom Two

10' 1" x 9' 4" (Plus Built In Wardrobes) 3.07m x 2.84m



Bedroom Three

8' 8" x 8' 2.64m x 2.43m



Bathroom

7' 4" x 5' 10" 2.23m x 1.78m

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, a selection of hostleries and a petrol station within 2/3 miles. 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 school, past the houses on the right, turn right onto Graham Road, then first left where number 32 can be found on the right.

Council Tax Band: B (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC

3 Bedroom
Semi Detached House

32 GRAHAM ROAD
DOLGARROG
CONWY
LL32 8JL

£170,000

Reference Number: FP8146
11/9//2024

Fletcher & Poole,
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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:

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