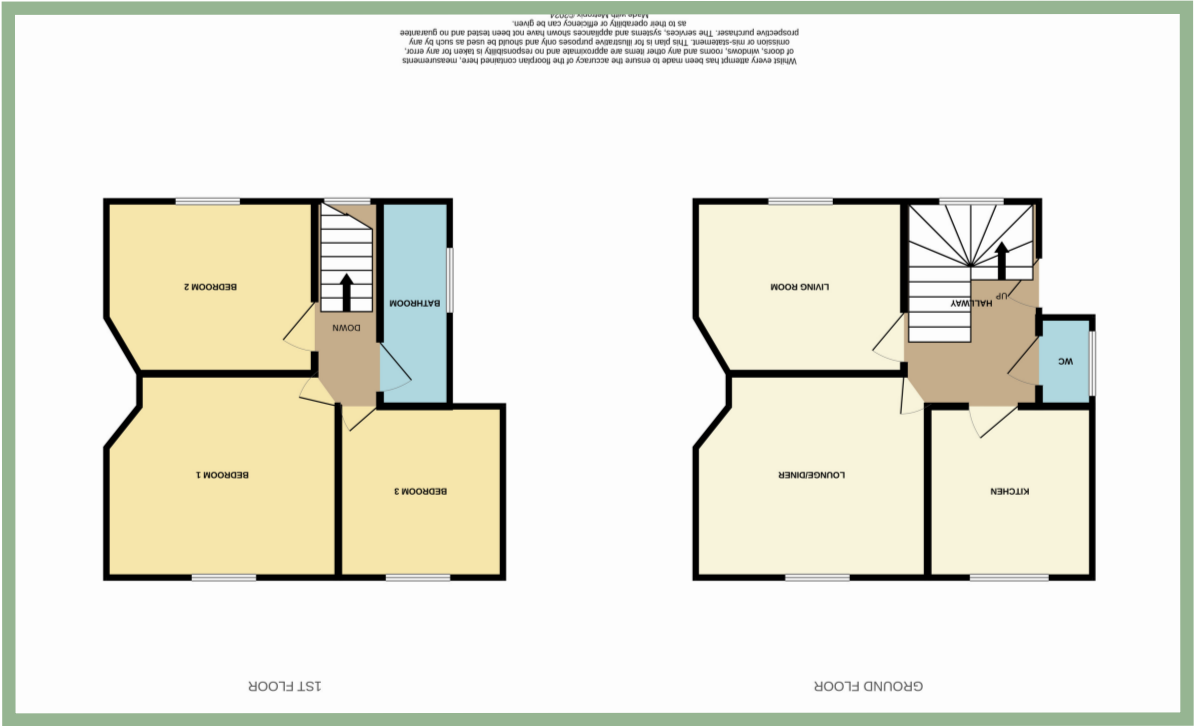


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	64 D	
69-80	C		
81-91	B		84 B
92+	A		



A WELL APPOINTED SEMI-DETACHED HOME

Description

4 Graham Road is a well presented three-bedroom semi-detached home located in popular residential area. Occupying a sizeable plot with wrap around garden benefitting from a slightly elevated setting. The property also benefits from UPVC double glazing, oil fired heating, modern style fitted kitchen with integrated fridge freezer, electric oven, ground floor cloakroom with WC, three bedrooms and panoramic views. The property enjoys a wrap around garden with grassed areas to front and rear, exceptional views of the Conwy Valley and surrounding hillside.

- ✓ SET IN ELEVATED SIZABLE PLOT
- ✓ PANORAMIC VIEWS TO FRONT OF PROPERTY
- ✓ MODERN FITTED KITCHEN
- ✓ UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- ✓ NO ONWARD CHAIN
- ✓ FREEHOLD

Lounge

11' x 11' 3.35m x 3.35m

Living Room

13' Max x 10' 5" 3.96m Max x 3.17m



Kitchen

8' 8" x 8' 5" 2.64m x 2.56m



Bedroom One

11' x 11' 1" 3.35m x 3.38m



Bedroom Two

13' x 10' 6" 3.96m x 3.20m



Bedroom Three

8' 5" x 8' 5" 2.56m x 2.56m

Bathroom

8' 5" x 8' 5" 2.56m x 2.56m



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 hostelries 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 second left where number 4 can be found on the right.

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

Energy Efficiency Rating: D

3 Bedroom House

4 GRAHAM ROAD
DOLGARROG
CONWY
LL32 8JL

£169,999
Reduced From £187,500

Reference Number: FP8155
2/10/2024

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
web: www.fletcherpoole.com

