

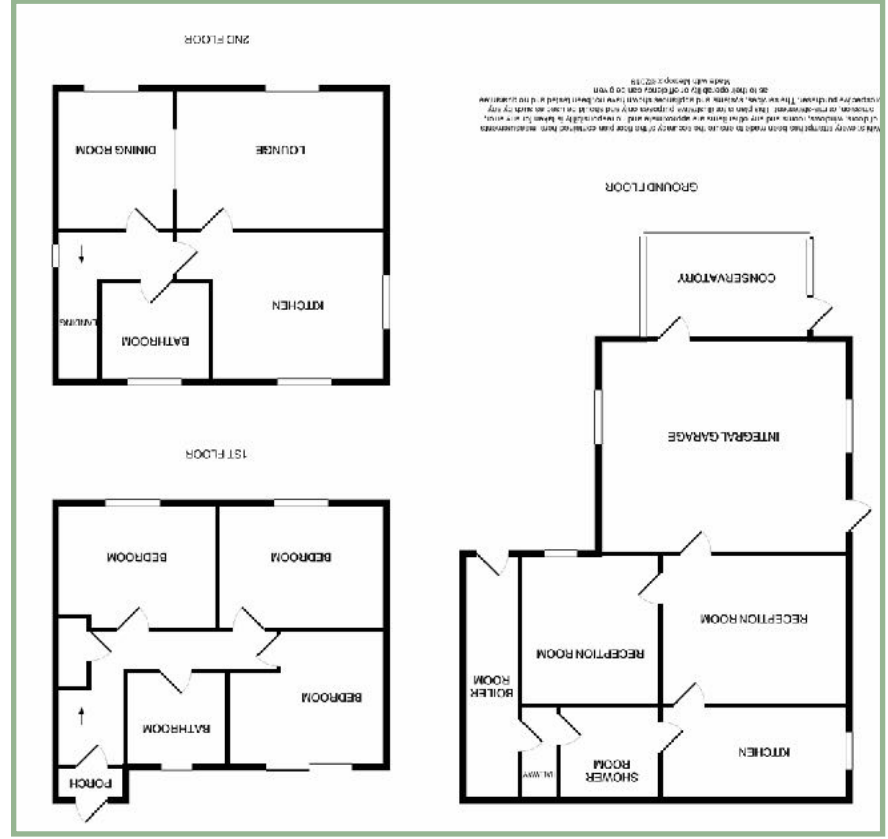
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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	56 D	68 D
69-80	C		
81-91	B		
92+	A		



# Deceptively Spacious Three Bedroom House With Open Aspect Views

## Description

A deceptively spacious three bedroom detached house enjoying open aspect views to the rear aspect.

The accommodation is laid over three floors offering versatile accommodation, with further development potential.

The property comprises: Porch, hallway, three bedrooms and bathroom. To the first floor: Lounge/Dining room, kitchen/breakfast room and bathroom. To the lower ground floor (external access only): Conservatory, double garage, two reception rooms, kitchen, shower room and boiler/storage area. Double glazing and oil fired central heating. Driveway parking.

- ✓ DECEPTIVELY SPACIOUS & VERSATILE ACCOMMODATION
- ✓ OPEN ASPECT VIEWS TO THE REAR
- ✓ DOUBLE GARAGE & WORKSHOP ROOMS/POTENTIAL ANNEXE

## Entrance Porch

Upvc frosted inner door giving access into:

## Hallway

Central heating radiator, storage cupboard housing the electrics.

## Bedroom One

11' 8" x 11' 2" 3.55m x 3.40m



## Bedroom Two

11' 6" x 11' 5" 3.50m x 3.48m

## Bedroom Three

12' 8" x 11' 6" 3.86m x 3.50m

## Landing

Access to loft, upvc double glazed window to side aspect.

## Lounge

15' 5" x 11' 10" 4.70m x 3.60m



## Dining Area

9' x 8' 9" 2.74m x 2.66m

## Kitchen/Breakfast Room

15' 5" max x 10' 11" 4.70m x 3.32m



## Bathroom

8' x 7' 9" 2.43m x 2.36m

## Conservatory

12' 3" x 7' 6" 3.73m x 2.28m



## Garage

18' 6" x 15' 8" 5.64m x 4.77m

## Room One

14' 1" x 11' 1" 4.29m x 3.38m

## Room Two

11' 1" x 10' 1" 3.38m x 3.07m

## Kitchen

13' 9" x 6' 11" 4.19m x 2.11m

## Shower Room

7' 5" x 6' 11" 2.26m x 2.11m

## Boiler Room

17' 3" x 4' 1" 5.26m x 1.24m

## Outside

To the outside there is a gated top driveway leading down to a front seating area laid to slate with flower borders and raised garden area. The driveway leads a further parking area.

## 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 hosteleries and a petrol station within 2/3 miles. Beautiful Betws y Coed and the famous Swallow Falls are also within easy reach. The superb Adventure Parc Snowdonia is located in Dolgarrog incorporating an inland surfing lagoon.

## 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. Bryn Morfa can be found after a short distance on the left.

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

## 3 Bedroom Detached House

NEW HOUSE  
BRYN MORFA  
DOLGARROG  
CONWY  
LL32 8JW

£220,000

Reference Number: FP7783

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)

