



Elm Villa Cwm Road

Penmaenmawr LL34 6HP

£379,950

A substantial detached family home set in sizeable corner plot in a convenient setting on the outskirts of the village centre.

Well appointed accommodation with character features throughout.

Located within convenient walking distance of the village centre, set within it's own grounds with the benefit of off road parking.

Extended and upgraded over the years offering spacious well presented family accommodation with the benefit of uPVC double glazing and central heating.

Affording entrance porch, reception hall with feature staircase, lounge, sitting room, dining room, breakfast/morning room, kitchen, utility, spacious landing, bedroom 1, bedroom 2, bedroom 3, bathroom, separate WC, second floor attic bedroom.

Established gardens with grassed areas, flagged rear patio, vegetable plot, shrubs and small trees.

Viewing recommended.



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<https://www.iwanmwilliams.co.uk>





Location

Penmaenmawr

Penmaenmawr is a village situated on the North Wales Coast enjoying the backdrop of the Snowdonia hills and far reaching sea views towards Anglesey coastline. Benefiting from local shops and services, sandy beach and miniature railway station. The A55 facilitates easy travelling along the North Wales Coast from Chester through to Anglesey.

The accommodation affords (approximate measurement

Timber & Glazed Front Door:

Leading through to:

Entrance Porch:

8'4" x 7'1" (2.55m x 2.17m)

Terrazzo tiled floor; arched window to side elevation; cloak hooks; timber and glazed door leading through to:

Reception Hall:

Balustrade and spindle staircase leading off to first floor level; double panelled radiator; coving; uPVC double glazed window to rear; telephone point.



Lounge:

12'6" x 12'2" (3.81m x 3.71m)

Plus bay window overlooking front. Feature 'Adam' style fireplace surround with coal effect gas fire (not tested), granite hearth, side TV plinth and shelving, TV point; uPVC double glazed window overlooking side of property; large uPVC double glazed bay window overlooking front with open aspect; coved ceiling; double panelled radiator.



Sitting Room:

11'9" x 12'2" (3.59m x 3.73m)

uPVC double glazed window overlooking side elevation; feature slate fireplace surround with cast iron inset and tiled hearth; shelved recessed alcoves; double panelled radiator; coved ceiling.

Dining/Sitting Room:

13'5" x 12'1" (4.1m x 3.69m)

Feature recessed fireplace with brick inset, slate hearth, timber surround; recessed shelving to alcove; radiator; single glazed window to rear; uPVC double glazed French doors leading onto rear patio and garden.



Door leading down to lower ground floor basement room.

Breakfast Room:

12'1" x 9'1" (3.7m x 2.77m)

Recessed fireplace with slate hearth and slate surround; double panelled radiator; uPVC double glazed window overlooking rear; laminated timber effect flooring; square archway leading to:

Kitchen:

7'4" x 18'5" (2.26m x 5.63m)

Custom built base and wall units with solid woodblock worktops; inset cooking range with eight ring gas hob and electric ovens; porcelain 'Belfast' style sink; plumbing for dishwasher; wall mounted plate rack and display unit, wine rack; uPVC double glazed window overlooking front and side elevation; double panelled radiator; square archway leading through to:



Rear Utility:

6'5" x 5'1" (1.98m x 1.55m)

Single drainer sink and space and plumbing for automatic washing machine and dryer, wall mounted Baxi central heating boiler; uPVC double glazed rear door and side window; access to roof space.

Basement:

25'1" x 6'3" (7.67m x 1.91m)

Light connected.

FIRST FLOOR

Spacious Landing:

Coved ceiling; double panelled radiator; uPVC double glazed window overlooking front of property; doorway with turn staircase leading off to attic room. Seating area overlooking front.

Bedroom No 1:

11'9" x 14'2" (3.6m x 4.33m)

Original slate fireplace surround with cast iron inset and slate hearth; built-in wardrobe to recessed alcove; uPVC double glazed window overlooking rear with mountain views; double panelled radiator; telephone point.

Bedroom No 2:

12'2" x 10'10" (3.72m x 3.31m)

Original slate fireplace surround with cast iron inset; double panelled radiator; uPVC double glazed window overlooking side with sea views.

Bedroom No 3:

12'2" x 12'6" (3.71m x 3.83m)

Original slate fireplace surround with cast iron inset; uPVC double glazed window overlooking side with sea views; radiator.

Bathroom:

9'1" x 8'8" (2.77m x 2.66m)

Panelled bath, vanity wash basin with worktop and shelving below; mixer tap shower above bath; double panelled radiator; uPVC double glazed window to rear; wall tiling.

Separate WC:

Low level WC; timber panelling; double glazed skylight window.

Attic Room:

13'1" x 13'3" (4.01m x 4.05m)

Inset lighting; laminated timber effect flooring; telephone point; double glazed velux window.

Outside:

The property occupies a large corner plot comprising established grassed areas with a variety of plants and shrubs, former veg plot, seating area and driveway parking.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Council Tax Band:

Conwy County Borough Council tax band 'F'.

Direction:

Proceed into Penmaenmawr passing 'Spar' on the left hand side, continue towards Bangor Road, turn left into Gilfach Road and the property will be viewed on the right hand side at the cross roads.





Viewing:

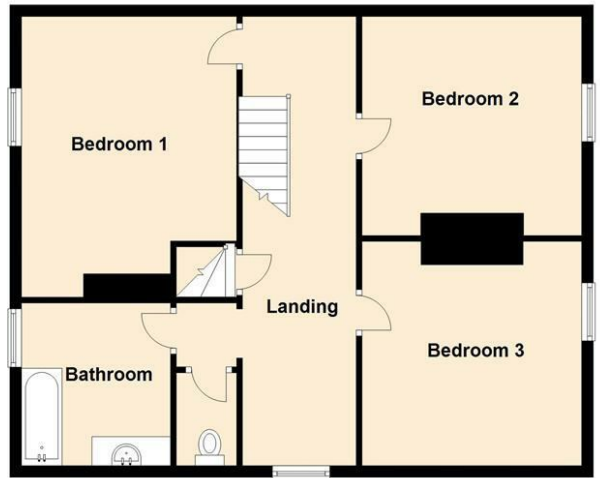
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof of Identity

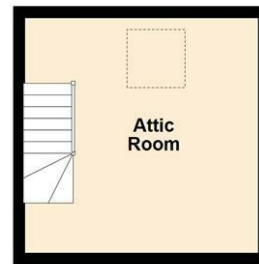
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

First Floor



Second Floor



Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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