



Bryn Mair Alexandra Park Penmaenmawr LL34 6YH

£615,000

A substantial 5 bedroom family home offering stylish character accommodation in a popular, sought after residential area within the village.

This beautiful Victorian villa offers spacious well appointed light and airy rooms to accommodate the modern family.

Viewing highly recommended.

Impressive hallway and landing, open plan family room/dining and kitchen, 2 en-suite bedrooms, central heating and part double glazing.

Improved, remodelled and upgraded but retaining original features throughout.

Convenient setting within the Alexandra Park area, enjoying sea views and good size established gardens.

Driveway and hardstanding for several vehicles.



Tel: 01492 555500

<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. Benefitting 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 measurements only):

Timber & Double Glazed Front Door:
Leading to:

Small Reception Hall:

Minton style tiling; coved ceiling; sash window overlooking rear; feature leaded and stained glass surround with timber and glazed door leading through to:

Main Reception Hall:

Attractive balustrade and spindle turn staircase leading off to first floor level. Stripped pine flooring; understairs storage area; stable timber rear door.

Cloakroom:

Concealed cistern WC and wall mounted wash basin; column radiator; two velux windows; tiled floor.



Living Room:

12'3" x 13'8" (3.75m x 4.18m)

Cast iron stove in recess surround, slate hearth; picture rail; coving; large double glazed bay window overlooking rear with sash window with partial sea views; column radiator; attractive stripped timber flooring.

Large open plan Dining Room/Family Room:

17'1" x 13'1" (5.23m x 4m)

Stripped exposed timber flooring; low level column radiator; large sash double glazed windows overlooking rear; feature slate 'Adam' style fireplace surround with slate hearth housing glass fronted log burning stove; coved ceiling; inset spotlighting.

Kitchen:

21'3" x 12'0" (6.5m x 3.67m)

Fitted range of Shaker style base and wall units with granite worktop; inset 1 1/2 bowl sink with mixer tap; integrated dishwasher; Rangemaster cooking range with tiled splashback, drawer units to either side; central island with breakfast bar and solid timber worktop and inset shelving. Wine rack. Bank of tall cupboards with integrated larder and shelving; built-in cupboard housing Glow-worm central heating and hot water boiler. Travertine style tiled floor. Double glazed French windows leading onto side patio and kitchen garden.

Study:

11'9" x 7'4" (3.6m x 2.26m)

Column radiator; range of shelving and worktop; sash windows overlooking side of property; access to roof space; spotlighting.

Utility Room:

8'0" x 8'9" (2.46m x 2.67m)

Large velux sash window overlooking rear; fitted base units with inset single drainer sink; plumbing for automatic washing machine and space for dryer; space for freezer; column radiator; tiled floor; cloak hanging hooks; vaulted ceiling.

FIRST FLOOR

Spacious Landing:

Further balustrade and spindle staircase leading off to second floor level. Attractive sash window overlooking front of property with views to the hillsides beyond.

Bedroom No 1:

12'11" x 13'1" (3.94m x 4m)

Large sash window overlooking front enjoying mountain views; picture rail; column radiator. Doorway leading through to:

Large En-suite Bathroom:

9'8" x 6'6" (2.96m x 2m)

Three piece suite comprising large shower enclosure with glazed screen, low level WC and pedestal wash hand basin; column radiator; sash double glazed window overlooking rear; built-in linen and airing cupboard with tank and slatted shelving.



Bedroom No 2:

13'8" x 12'9" (4.17m x 3.9m)

Sash double glazed window overlooking rear with sea views; cast iron fireplace surround; picture rail; double panelled radiator.

Bedroom No 3:

9'10" x 8'8" (3m x 2.66m)

Radiator; high level storage cupboards; picture rail; uPVC double glazed window overlooking side of property.

Bedroom No 4:

13'5" x 8'3" (4.1m x 2.54m)

Double glazed sash window overlooking rear; radiator; picture rail.

Family Bathroom:

7'3" x 10'9" (2.21m x 3.3m)

Panelled bath, large corner shower enclosure with raindrop shower head, pedestal wash hand basin and concealed cistern WC with shelving above; inset spotlighting; extractor fan; sash double glazed window overlooking side; column radiator and towel rail.

Turn Balustrade & Spindle Staircase leading off to:

SECOND FLOOR LEVEL

Two large double glazed velux windows to side and rear pitch.

Study Area:

9'8" x 13'10" (2.97m x 4.22m)

Bespoke worktop and office area; column radiator; wall light points.

Bedroom No 5 (Main Bedroom):

12'11" x 19'3" max into eaves. (3.96m x 5.88m max into eaves.)

Large velux double glazed windows overlooking front and rear elevation enjoying sea and mountain views. Bespoke fitted wardrobes along one wall; column radiator.

En-suite:

6'0" x 7'4" (1.85m x 2.24m)

Some restricted headroom; velux double glazed window with mountain views; tiled floor; contemporary glazed shower enclosure with chrome fittings and tiled surrounds, pedestal wash hand basin and low level WC; built-in eaves storage cupboard; inset spotlighting; wall mounted mirror fronted medicine cabinet with integral light.

Outside:

The property occupies a large plot within the Alexandra Park in Penmaenmawr village enjoying an elevated position with sea views. Splayed gated access with gravelled driveway leading to hardstanding and parking. Front grassed garden with variety of established shrubs and plants; timber garden store shed; stone built store; patio area; outside lighting. Side access leading to rear grassed garden; raised patio ideal for alfresco dining; side access leading to outside kitchen area with rustic brick built barbecue and pizza oven.





Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'F'.


Directions:

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:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:
IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence.
EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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