



Bryn Tirion Penmaen Park Llanfairfechan LL33 0RN

£650,000

A stunning, beautifully presented, family home commanding elevated, edge of village setting enjoying extensive sea and coastal views.

Sympathetically renovated and refurbished character home offering spacious 5 bedroom accommodation together with 2 studies and 3 bathrooms.

The property retains original features throughout, enjoys an elevated setting with large tiered garden, parking and garaging at lower and upper levels and outstanding sea and coastal views.

Affording entrance vestibule, reception hall, lounge/sitting/playroom, large family kitchen, dining and sitting room, downstairs shower room, rear entrance, boot-room & utility room; 4 double bedrooms, study and bathroom at first floor level, further bedroom, study and bathroom at second floor level. Central heating and double glazing.

Viewing highly recommended.



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Location

Llanfairfechan is a popular village located on the North Wales coast with a range of amenities including local independent shops, small supermarket, schools and pubs. The seafront promenade is popular for walks, sailing and other outdoor activities.

The Accommodation Affords
(approximate measurements only):

Front Entrance Porch/Vestibule:

Timber and glazed front door; side window; Minton tiled floor; cloakhooks. Original timber and glazed door leading through to:

Impressive L-shaped Reception Hall:

Feature balustrade and spindle staircase leading off to first floor level; understairs storage cupboard; coved ceiling; telephone point; radiator; bespoke bookshelving unit.

Shower Room:

9'1" x 5'7" (2.78m x 1.71m)

Three piece suite comprising large shower tray with glazed screen, low level WC and pedestal wash hand basin; column radiator and towel rail; half tiled walls; mirror and light unit; uPVC double glazed window to side.

Lounge:

14'7" x 14'1" (4.46m x 4.3m)

Plus large bay with secondary double glazed windows overlooking front enjoying views. Feature recessed fireplace surround with inset multi-fuel stove on slate hearth; coved ceiling; two double panelled radiators; bookshelving and storage cupboards to alcove recess.



Rear Sitting Room/Playroom:

13'1" x 11'11" (4m x 3.65m)

uPVC double glazed sash window to side elevation; recessed former fireplace; built-in shelving and storage cupboard to recessed alcove; coved ceiling; picture rail; double panelled radiator.

Open Plan Family Room & Kitchen Diner:

Sitting Area:

12'10" x 15'7" (3.92m x 4.77m)

Large secondary double glazed window overlooking front enjoying extensive sea views; coved ceiling; picture rail; feature slate fireplace surround with inset gas stove; radiator. Square archway leading to:

Kitchen Diner:

22'6" x 11'4" (6.88m x 3.46m)

Kitchen:

Shaker style base units with oak worktops; single drainer 1 1/2 bowl sink with mixer tap; space and plumbing for dishwasher; integrated microwave oven; Leisure cooking range. Central island with curved breakfast bar ends; drawer units.



Dining Area:

Feature recessed former inglenook fireplace with slate surround, timber over-mantle; glass display shelving with inset lighting; large built-in original storage cupboard to recessed alcove; slate flooring; contemporary column vertical style radiator; tall larder and overhead unit with recess for American style fridge. Secondary double glazed window overlooking rear. Door leading to hallway.

Door leading to:

Rear Entrance Hall:

Range of shelving, tall cupboard with built-in AEG double oven and grill; external rear door.

Rear Boot Room:

6'11" x 6'6" (2.12m x 2m)

Cloakhooks and range of shelving.

Utility Room:

6'6" x 8'2" (2m x 2.5m)

Solid timber worktops with inset Belfast style porcelain sink; plumbing for automatic washing machine and space for dryer; base units; wall shelving and hooks. Built-in cylinder cupboard housing Worcester boiler and megaflo hot water tank.



FIRST FLOOR

Bedroom No 3:

15'1" x 13'1" (4.62m x 3.99m)

Feature fireplace surround; radiator; built-in wardrobe into recessed alcove; radiator; secondary double glazed window with extensive front views.

Rear Landing:

Steps leading up to:

Cloakroom:

Low level WC and wash basin.

Spacious Landing:

Further balustrade staircase leading off to second floor level; coved ceiling; radiator; telephone point.



Bedroom No 1:

12'2" x 13'1" (3.72m x 4m)

uPVC double glazed window overlooking side; range of book-shelving and desk; picture rail and radiator.

Study:

8'5" x 11'10" (2.57m x 3.61m)

Secondary double glazed window overlooking side; radiator.

Family Bathroom:

11'11" x 7'10" (3.65m x 2.41m)

Five piece suite comprising free standing bath, large shower enclosure; two Savoy wash basins with chrome stands, low level WC; wall tiling; uPVC double glazed window; wall mounted mirror units with inset lighting.

Bedroom No 2:

15'3" x 14'6" (4.67m x 4.42m)

Dual aspect windows with extensive views; built-in wardrobes to recessed alcove; picture rail; coving; radiator.

Bedroom No 4:

11'6" x 9'10" (3.53m x 3m)

uPVC double glazed sash window overlooking side; radiator.



SECOND FLOOR

Landing:

Built-in eaves storage cupboard; uPVC double glazed window to rear.

Bathroom:

10'6" x 8'10" (3.22m x 2.7m)

Freestanding roll top bath, low level WC and pedestal wash hand basin, mirror and light unit, tiled splashback; column radiator and towel rail; built-in eaves storage cupboard and shelving; vaulted ceiling.

Bedroom No 5:

12'11" x 8'5" (3.95m x 2.59m)

Velux window, double panelled radiator; vaulted ceiling.

Study/Bedroom 6:

11'5" x 12'0" (3.5m x 3.67m)

uPVC double glazed window overlooking side; velux window; double panelled radiator; vaulted ceiling.



Outside:

The property commands an elevated position, has a substantial garden which runs from the lower level up to the upper level parking and garage area. There is a double garage at lower level with path and tiered gardens which have been landscaped and beautifully maintained by the current owners. Lower level grassed playing area, vegetable garden with potting shed and poly tunnel. Private patio area enjoying extensive views. Upper level sun terrace to the immediate front of the property enjoying sea and coastal views. At the rear of the property there is a driveway providing off road parking, garage with up and over door, power connected. Lower level courtyard area.

Services:

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

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





Council Tax Band:
Conwy County Borough Council tax band 'F'.

Directions:

Proceed into the village of Llanfairfechan off the A55, take the first left and the property will be viewed on the right hand side in an elevated position. There is parking at the lower level or alternatively turn up the no through road towards Penmaen Park and follow the road around to the right and the property will be viewed on the right hand side.

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		77
(69-80) C		
(55-68) D	59	
(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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