



Gell Helyg

Dwygyfylchi LL34 6RG

£274,950

A delightful well presented, extended stone cottage in elevated village setting enjoying sea and coastal views.

Located in a popular North Wales Coastal village within 4 miles of the walled castle town of Conwy.

This improved and upgraded cottage benefits from traditional character features and modern conveniences.

Affording entrance lobby, lounge & dining room, breakfast kitchen, bedroom 3/snug, rear passageway with walk-in store, 4 piece bathroom, 2 first floor bedrooms and WC.

Gas fired central heating and uPVC double glazing. Off road parking and enclosed gardens to front and rear.

Viewing recommended.



Tel: 01492 555500

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



Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass, on the edge of the Snowdonia National Park. Close to the village of Penmaenmawr with its local shops, amenities and local Junior School. Within a mile of the A55 expressway and 3 miles of the walled medieval town of Conwy.

The Accommodation Affords:
(approximate measurements only)

Composite double glazed door leading through to:

Small Entrance Lobby:

Tiled floor; double panelled radiator; leaded window looking into dining room. Oak door leading through to:

Utility & Cloakroom:

5'10" average x 5'2" (1.79m average x 1.59m)
Base units with inset circular stainless steel bowl with mixer tap; plumbing for automatic washing machine; low level WC; wall mounted 'Worcester' combi boiler for central heating and hot water; wall tiling; cloak hooks and shelving above; tiled floor. Oak thumb and latch door leading through to:

Large Lounge & Dining Room:
18'0" x 10'8" (5.51m x 3.27m)



Dining Area:

uPVC double glazed window overlooking front; wall mounted cubed display shelving; attractive timber flooring.

Lounge Area:

Feature inglenook stone fireplace with oak lintel above housing wood burning stove on slate hearth; timber flooring; double panelled radiator; uPVC double glazed window overlooking front of property; shelving; TV and telephone point. Oak door leading through to:

Dining Kitchen:

22'6" x 7'0" (6.87m x 2.15m)

Kitchen:

Fitted range of base units with solid woodblock worktops; integrated porcelain 'Belfast' style sink with mixer tap; integrated dishwasher; integrated oven with three plate ceramic hob and canopy extractor above; space for fridge; wall shelving; uPVC double glazed window overlooking rear; tiled floor; spotlighting; under stairs storage cupboard and double panelled radiator. Balustrade staircase leading off to first floor level; extended worktop into breakfast bar with uPVC double glazed window overlooking rear of property.

From Lounge, oak door leading through to:

Bedroom No 1:

9'10" x 10'2" (3m x 3.1m)

This could also be used as a snug if required. Built-in wardrobes and overhead storage cupboard; uPVC double glazed window overlooking front of property; double panelled radiator; timber flooring.

From Kitchen archway leading through to:

Rear Passageway:

uPVC double glazed rear door; built-in store cupboard with freestanding shelving; cloak hooks.

Ground Floor Bathroom:

5'7" x 7'4" (1.72m x 2.26m)

Plus shower enclosure with glazed screen, panelled bath, corner WC and pedestal wash hand basin; chrome ladder style heated towel rail; wall mounted medicine cabinet; wall and floor tiling.

FIRST FLOOR

Small Landing:

Vaulted ceiling.



Bedroom No 3:

8'6" x 11'6" max. (2.6m x 3.52m max.)

uPVC double glazed window overlooking front enjoying sea and coastal views; double panelled radiator; recessed shelf and shelving.

First Floor Cloakroom:

Low level WC and vanity wash basin; extractor fan; spotlighting and mirror.

Bedroom No 2 (main bedroom):

12'11" x 12'1" max. (3.96m x 3.69m max.)

uPVC double glazed window to gable front and rear elevations enjoying mountain and sea views; two double panelled radiators.

Outside:

The property is located in a favoured residential area of Dwygyfylchi and has gardens to front and rear. Enclosed rear garden with timber garden shed, coal store and patio area. Variety of established shrubs and plants. High level fencing providing privacy. Side access and off road parking.

Services:

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

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 'D'.

Directions:

Up Treforris Road and the property will be found on the left hand side further up the road towards the school.

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.



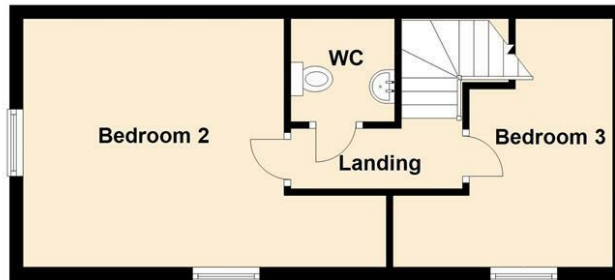


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="text-align: center;"> ← 86 </div>
(81-91) B		
(69-80) C	<div style="text-align: center;"> ← 69 </div>	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First 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.
Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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