



## Pennant Conwy Old Road

Dwygyfylchi LL34 6SP

£199,500

A traditional end of terrace 3-bedroom house commanding panoramic views over the Golf Course to the coast and Conwy Mountain.

Improved and sympathetically upgraded 3 bedroom home in popular semi-rural setting with attractive garden to front and rear.

Affording entrance hallway, lounge, dining kitchen, landing, bedroom 1, bedroom 2, bedroom 3, bathroom. uPVC double glazing and electric heating.

Elevated setting from the road enjoying views, convenient for access to local walks, Golf Course, local shops and village Inn.

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):

### Front Entrance Hall:

Balustrade staircase leading off to first floor level; electric wall heater; small uPVC double glazed window overlooking side and front elevation.

### Lounge:

10'3" x 9'7" (3.14m x 2.93m)

Feature fireplace surround with slate hearth; uPVC double glazed bay window overlooking front enjoying extensive views; picture rail; TV point.

### Doorway leading to:

Rear Lobby & Understairs Storage Cupboard:  
uPVC double glazed window and shelving.

### Dining Kitchen:

9'10" x 8'7" plus 5'10" x 5'0" (3m x 2.64m plus 1.78m x 1.54m)

### Dining Area:

Tiled fireplace surround; recessed cupboard into alcove; picture rail; electric heater; uPVC double glazed window to rear.



### Kitchen:

Base and wall units with solid wood worktops; stainless steel sink; inset stainless steel oven and grill; single drainer sink with mixer tap; uPVC double glazed window and door to rear.

### FIRST FLOOR - Landing:

#### Bedroom No 1:

10'6" x 9'8" (3.21m x 2.95m)

uPVC double glazed window overlooking front enjoying extensive views; cast iron former fireplace.

#### Bedroom No 2:

10'7" x 9'10" (3.23m x 3m)

uPVC double glazed window overlooking rear with views towards the mountain; cast iron fireplace.

#### Bedroom No 3:

6'6" x 5'10" (2m x 1.8m)

uPVC double glazed window overlooking front enjoying extensive views.

### Bathroom:

5'8" x 5'6" (1.73m x 1.69m)

Cast iron bath with tiled surrounds and shower above, pedestal wash hand basin and high level WC; built-in shelving; access to roof space.

### Outside:

The property has tiered garden to front and rear. The front garden is hard landscaped with path leading to front door, decorative slate seating areas; variety of shrubs and plants. Rear - side access gate with covered outside seating area with tiled floor, steps leading up to grassed garden with variety of shrubs and plants.

### Services:

Mains water, 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](mailto:conwy@iwanmwilliams.co.uk)

### Council Tax Band:

Conwy County Borough Council tax band 'C'.


### Directions:

From Penmaenmawr golf course proceed towards the hamlet of Capelulo for approximately 1/2 mile, the property will be viewed on your right in a row of 3 terraced properties just before the Gym.

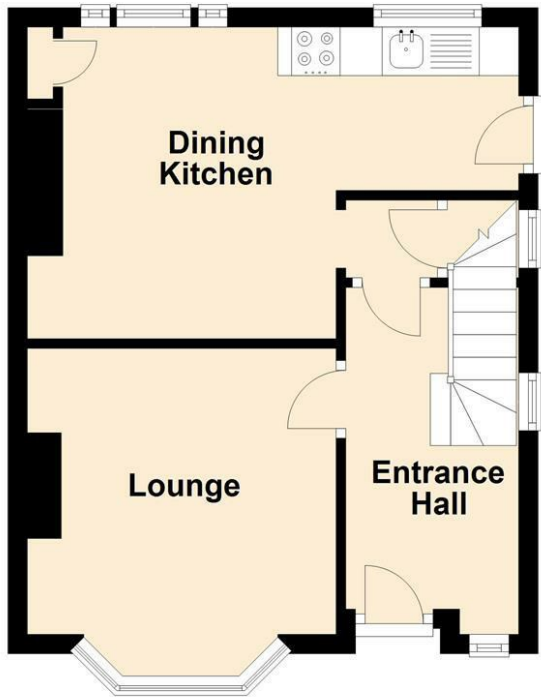
### Proof of Identity:

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.

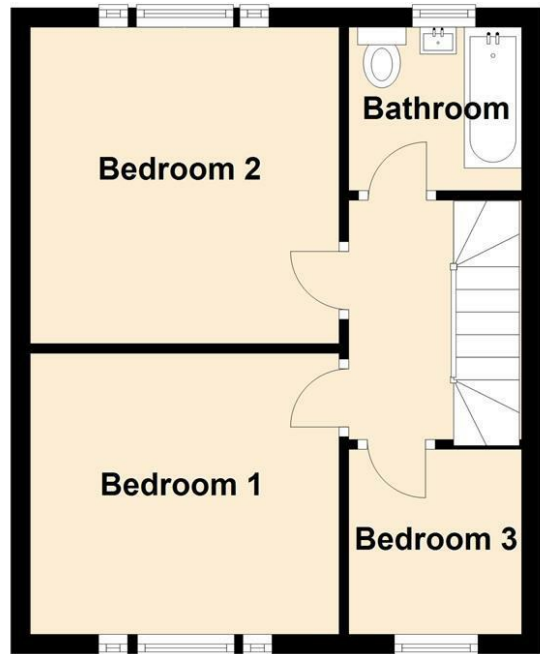


| Energy Efficiency Rating                           |           |  |
|--|-----------|--|
|  | Current   | Potential  |
| <i>Very energy efficient - lower running costs</i> |           |  |
| (92 plus) <b>A</b>                                 |           | <b>89</b>  |
| (81-91) <b>B</b>                                   |           |  |
| (69-80) <b>C</b>                                   |           |  |
| (55-68) <b>D</b>                                   |           |  |
| (39-54) <b>E</b>                                   | <b>31</b> |  |
| (21-38) <b>F</b>                                   |           |  |
| (1-20) <b>G</b>                                    |           |  |
| <i>Not energy efficient - higher running costs</i> |           |  |
| <b>England &amp; Wales</b>                         |           | EU Directive<br>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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