



## 13 Acrau Hirion

Conwy LL32 8AP

£465,000

A substantial, beautifully presented modern executive style home set in popular and select development of similar homes on the outskirts of Conwy.

Built by award winning house-builders Annwyl Homes Ltd., this split level 4 bedroom home offers spacious well appointed accommodation over three floors, comprising entrance hallway with cloakroom, utility room, store/recreation room/Bedroom 4; First Floor - Hallway, cloakroom, large lounge, spacious dining kitchen which opens onto rear patio and garden; Second Floor - bedroom 1 (en-suite) with Juliette balcony and extensive views, bedroom 2, bedroom 3, bathroom.

Situated within walking distance of Conwy and local walks across the Sychnant Pass to Conwy Mountain.

Central heating, double glazing, attractive garden, driveway parking and integral car garage.

Viewing highly recommended.



Tel: 01492 555500

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





## Location

### Conwy

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The accommodation affords  
(approximate measurements only:

Composite double glazed front door leading to:

**Lower Ground Floor Reception Hall:**

Turn staircase leading off to first floor level;  
understairs recess for storage.

**Cloakroom:**

Comprising pedestal wash hand basin and low level WC; radiator; cloak hooks; extractor fan.

**Bedroom 4:**

7'10" x 12'1" (2.41m x 3.69m)

(Currently used as home gymnasium and office).  
uPVC double glazed window overlooking front;  
radiator.



### Utility Room:

7'9" x 11'8" (2.38m x 3.58m)

Fitted base units and wall cupboards, tall cupboard; plumbing and space for automatic washing machine and dryer; single drainer sink with mixer tap; uPVC double glazed window; cupboard housing Worcester combi boiler for central heating and hot water; radiator.

### Storeroom/Study:

7'11" x 13'5" (2.42m x 4.11m)

Radiator.

Staircase leading up to:

### FIRST FLOOR LEVEL

uPVC double glazed window at mid-flight level.

Landing:

Radiator.

### Cloakroom:

Concealed cistern WC and pedestal wash hand basin; uPVC double glazed window to side.

### Lounge (L-shaped):

14'4" reducing to 7'8" x 21'11" (4.37m reducing to 2.36m x 6.69m)

Two uPVC double glazed windows overlooking front with views; two radiators; TV point; laminated flooring.

### Kitchen & Dining Area (L-shaped):

13'6" reducing to 7'10" x 21'11" (4.13m reducing to 2.41m x 6.69m)

Kitchen - fitted range of modern base and wall units with complementary worktops; tall cupboard with integrated fridge and freezer; split level double oven and grill; five ring gas hob with canopy stainless steel extractor hood above; 1 1/2 bowl sink with mixer tap; integrated dishwasher; radiator; inset spotlighting; uPVC double glazed window overlooking rear.

### Dining Area:

Radiator; inset lighting and French windows leading onto rear garden and patio.

Staircase leading up to:

### SECOND FLOOR LEVEL:

uPVC double glazed window overlooking side of property.

Landing:

Radiator; access to roof space; built-in cylinder cupboard with Worcester un-vented tank providing pressurized hot water system throughout the house.



### Bedroom No 1:

11'7" x 14'1" (3.55m x 4.31m)

Large uPVC double glazed French windows overlooking front with Juliette balcony enjoying extensive views over the rooftops towards the Conwy Valley. Wall mounted TV point; laminated floor; radiator; inset wardrobe with sliding mirror doors.



### En-suite Shower Room:

Shower enclosure, pedestal wash hand basin and low level WC; radiator; tiled splashback; extractor fan; inset spotlighting; uPVC double glazed window overlooking front.

### Bedroom No 2:

11'7" x 11'5" (3.55m x 3.5m)

uPVC double glazed window overlooking rear; radiator; recessed wardrobe with sliding mirror doors.



### Bedroom No 3:

8'1" x 9'10" (2.47m x 3m)

uPVC double glazed window overlooking rear; radiator.

### Bathroom:

Panelled bath with mixer tap shower adapter, pedestal wash hand basin and low level WC; tile effect floor; wall tiling; ladder style chrome heated towel rail; uPVC double glazed window; extractor fan.

### Outside:

Front driveway providing ample off road parking for two vehicles. Enclosed rear garden with direct access from dining kitchen with lawned area and raised sleepers with specimen ornate planting. Water tap; patio area enjoying privacy. High level fencing.

### 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)

### Services:

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

### Council Tax:

Conwy County Borough Council tax band 'F'.

### Directions:

From the agents office turn left on Uppergate Street, continue through the arch up Sychnant Pass, turn left into Acrau Hirion, continue around to the left and No 13 will be viewed in the far left hand corner.





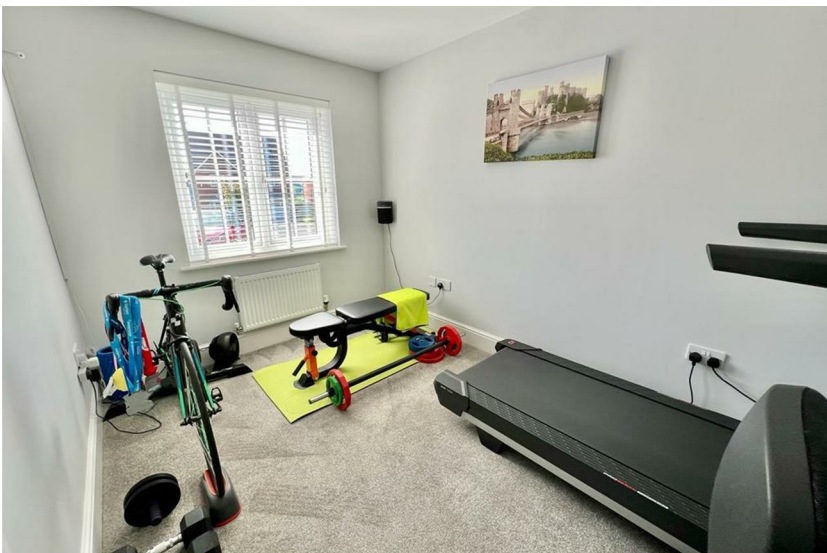
#### Integral Car Garage:


8'5" x 16'8" (2.59m x 5.1m)

Up and over door; striplights; ample storage space.

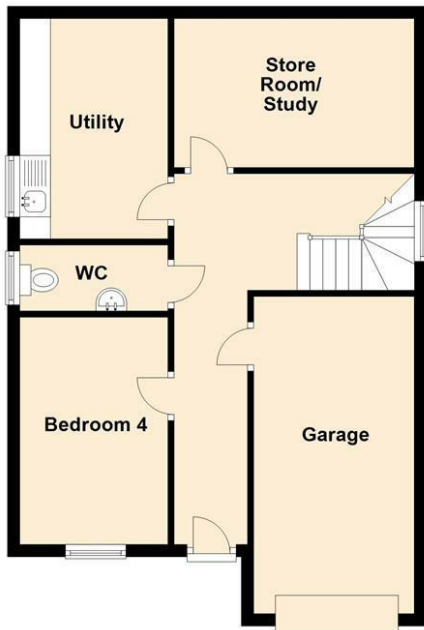
#### Proof of Identity

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.

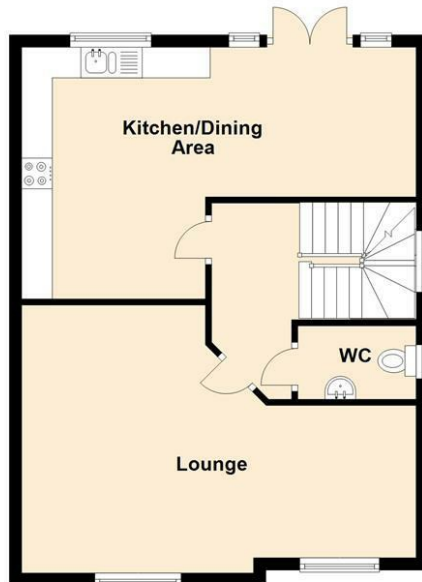


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

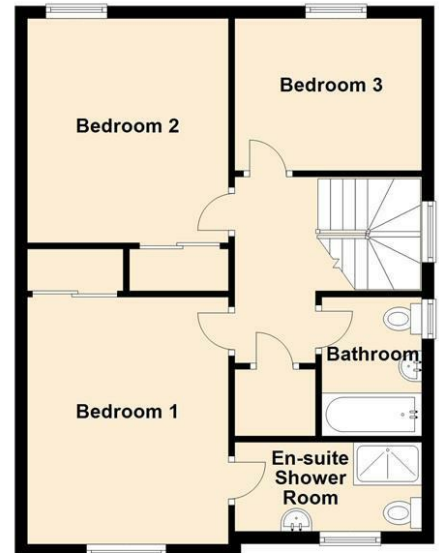
Ground Floor



First Floor



Second 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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