



## Plas Heulog Mountain Lane Penmaenmawr Conwy LL34 6YP

£435,000

A substantial character detached house situated on the edge of the village commanding superb views to the front and side elevation.

The property also includes a detached former coachhouse with conversion subject to consent.

This fine family home offers tremendous potential to further improve and refurbish, offering character accommodation with original features throughout.

Affording entrance lobby, reception hall, with minton style flooring and feature balustrade staircase, lounge with large bay, sitting room/study, breakfast/morning room and kitchen. First floor spacious landing, bedroom 1, bedroom 2, bedroom 3, bedroom 4, bathroom, central heating and double glazing.

Driveway and hardstanding for parking, car port, stone former coachhouse & stable, gardens to front and side.

Viewing Recommended



Tel: 01492 555500

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





## Location

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)

Entrance Lobby:  
Leading to:

Reception Hall:

Attractive minton style tiled floor; feature balustrade staircase to first floor; floor to ceiling glazed window overlooking front.

Lounge:

14'0" x 14'0" (4.29m x 4.28m)

Feature fireplace surround; radiator; large uPVC double glazed bay window overlooking front with views to Conwy.

Study/Morning Room:

14'0" x 15'8" (4.27m x 4.80m)

Large uPVC double glazed window overlooking front enjoying views ; Fireplace surround; walk in cupboard with shelving; radiator.



### Dining Room/Morning Room:

14'2" x 5'10" (4.33m x 1.80m)

Feature timber fireplace surround; built in storage cupboards and shelving to alcoves; uPVC double glazed window overlooking side; radiator; square archway to.

### Kitchen:

14'2" x 5'10" (4.33m x 1.80m)

Range of fitted base and wall units; single drainer sink; integrated dishwasher; 4 ring gas hob and built in oven; uPVC double glazed window to side and rear window; built in tall cylinder housing Worcester boiler.

### Utility Room:

8'8" x 5'1" (2.66m x 1.55m)

Plumbing for washing machine; double drainer sink; shelving; low level W.C and wash basin.

### First Floor:

#### Spacious Landing:

With radiator and coving.

#### Bedroom No 1:

14'3" x 12'8" (4.35m x 3.87m)

Slate fireplace surround; coved ceiling; uPVC double glazed window to front enjoying views; wash basin; radiator.

#### Bedroom No 2:

12'3" x 12'7" (3.75m x 3.85m)

uPVC double glazed window with views; slate fireplace surround; pedestal wash basin; coving.

#### Bedroom No 3:

13'11" x 9'4" (4.25m x 2.87m)

radiator; uPVC double glazed window overlooking rear with mountain views.

#### Bedroom No 4:

10'7" x 10'5" (3.25m x 3.2m)

uPVC double glazed side window with open aspect over fields; pedestal wash hand basin; radiator.

### Box Room:

7'6" x 6'6" (2.31m x 2m)

radiator; uPVC double glazed window with views.

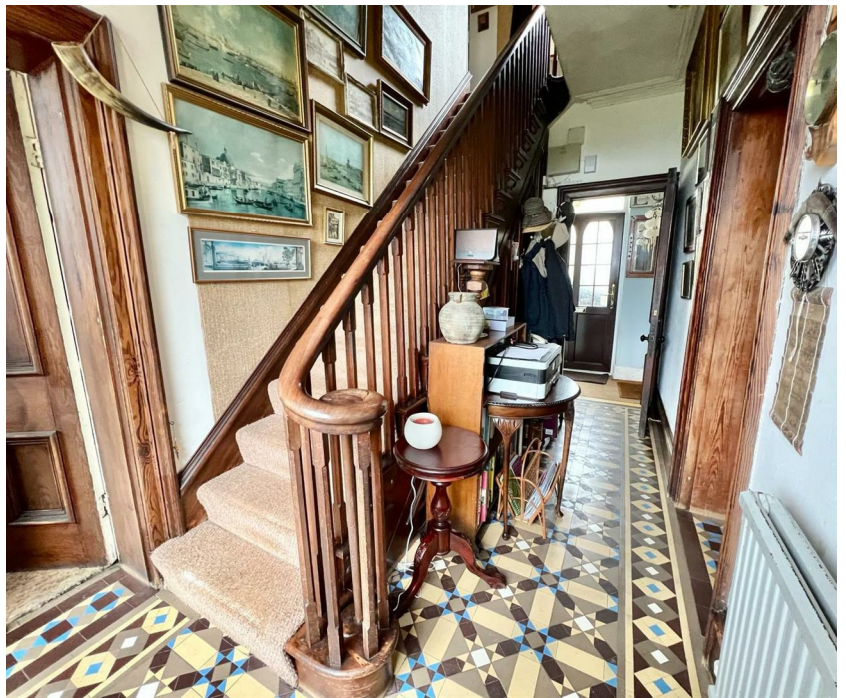
### Outside:

Driveway and hardstanding providing ample off road parking. Former Coachhouse, stable and garage. Gardens are mainly to front and side of property with established shrubs and plants.

### Garage:

12'4" x 15'1" (3.78m x 4.6m)

Roller shutter door and first floor store room covered area and outside W.C.



**Stable:**

12'3" x 11'9" (3.74m x 3.59m)

**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; drainage are connected.

**Council Tax Band:**


Conwy County Borough Council tax band 'E'.

**Proof of Identity:**

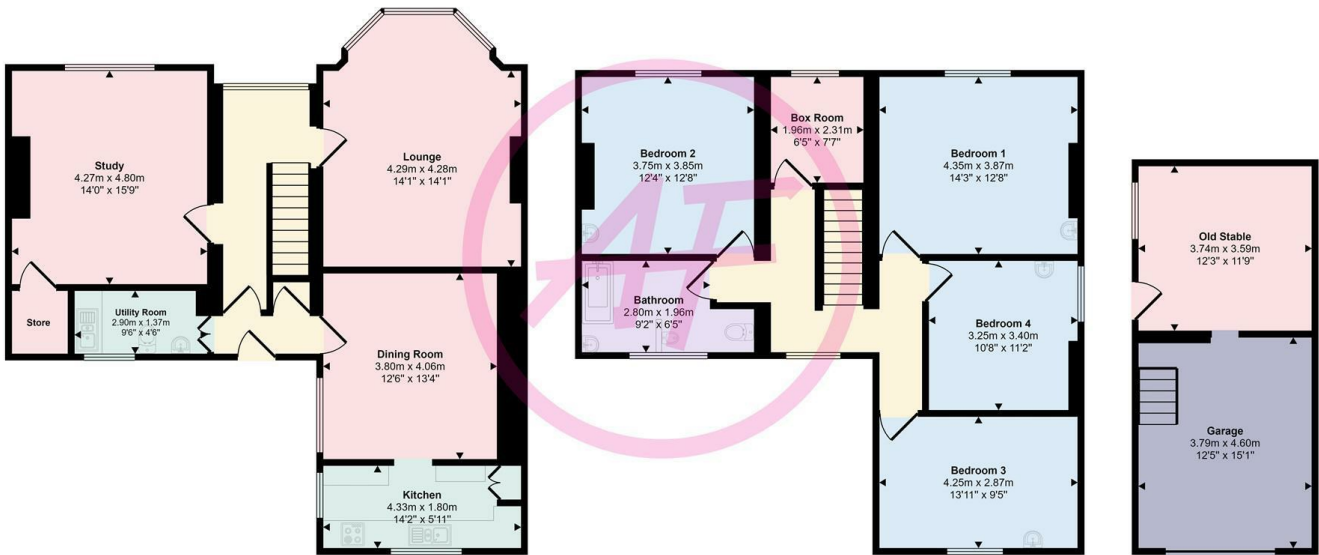
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area  
205 sq m / 2211 sq ft



Ground Floor  
Approx 91 sq m / 977 sq ft

First Floor  
Approx 83 sq m / 896 sq ft

Garage  
Approx 31 sq m / 338 sq ft  
Also First Floor Storage above Garage  
approx 338 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

## Iwan M Williams Estate Agents

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