



Fishermore Llanrwst Road

Conwy LL32 8HP

£565,000

Substantial family home set within large gardens in a semi rural setting on the outskirts of Gyffin village, a short distance from Conwy Town walls.

A traditional character Victorian house offering spacious 5 bedroom accommodation , two with en suite shower rooms, bathroom and shower room. The main accommodation is arranged over two floors but additional staircase to two rooms at second floor attic level. Set in beautiful established grounds with large grass and lawned areas, gravel driveway and hardstanding for parking, double car garage and patio area. Part double glazing , gas central heating . The property was previously run as a Bed and Breakfast premises with scope to re-establish if wanted. Some modernisation required but superb potential for further development.



Tel: 01492 555500

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





Location

Accommodation:

The accommodation affords: (approximate measurements only)

Front Entrance Vestibule:

Twin timber and glazed doors; quarry tiled floor; further sealed unit double glazed door leading to:

Reception Hall:

Turn balustrade staircase leading off to first floor level; double panelled radiator; built-in electric meter cupboard.

Dining Room:

11'8" x 12'6" (3.57m x 3.82m)

Arched fireplace surround with marble hearth; shelving and storage cupboards to alcoves; sealed unit double glazed bay window overlooking front; coved ceiling; radiator; door leading to rear hallway.

Lounge:

12'10" x 14'1" (3.93m x 4.3m)

Plus large sealed unit double glazed bay window overlooking front; double panelled radiator; recessed fireplace with slate hearth; picture-rail; coving; TV point.

Doorway from Reception Hall to:

Rear Passageway:



Dining Kitchen:

12'3" x 12'7" (3.74m x 3.85m)

Fitted base and wall units; double drainer sink; mixer tap; cooking range; worktops; radiator; tiled floor; peninsula unit with overhead storage and access to rear passage which leads to dining room. Wall tiling; sealed unit double glazed window overlooking rear; radiator; built-in pantry cupboard; under-stairs storage cupboard.

Boiler Room:

'Vaillant' central heating boiler; window to side; hanging rails and shelving.

Utility and Downstairs Cloakroom:

Worktops and wall cupboards; cloak hooks; built-in cloak and storage cupboard with shelving and hanging space; space for fridge.

Cloakroom - Wash basin and WC; plumbing for automatic washing machine; window to side elevation.

From Kitchen:

Rear Sitting Room:

16'4" x 12'7" (5m x 3.86m)

Feature fireplace surround; enclosed wood burning stove; TV point; uPVC double glazed window overlooking side elevation.

Conservatory:

11'6" x 8'8" (3.51m x 2.65m)

Tiled floor; uPVC double glazed with door leading onto rear garden.

First Floor

Spacious Landing:

Skylight window; radiator.

Bedroom 1:

12'7" x 12'2" (3.84m x 3.72m)

uPVC double glazed window overlooking front; radiator; shelving; pedestal wash hand basin.

Bedroom 2:

10'10" x 12'11" (3.31m x 3.95m)

uPVC double glazed window overlooking front with views towards Conwy; built-in wardrobe; radiator; TV point.

En-suite Shower Room:

Low level WC; pedestal wash hand basin; shower; shaver and light point; uPVC double glazed window overlooking rear.

Shower Room:

Shower enclosure; low level WC; pedestal wash hand basin; radiator; window overlooking front elevation; shaver and light point.

Rear Landing:



Bedroom 3:

12'3" x 12'0" (3.74m x 3.67m)

Radiator; twin aspect with window overlooking rear and side elevation with views; TV point; radiator.

Shower En-suite:

Shower enclosure; low level WC; wash basin; recess wardrobe with hanging rail.

Rear Landing:

Built-in cylinder and airing cupboard; shelving; telephone point.

Bathroom:

8'0" x 7'6" (2.45m x 2.31m)

Panelled bath with shower screen; low level WC; pedestal wash hand basin; window to side elevation; radiator; wall tiling.

Bedroom 4:

13'6" x 12'9" (4.12m x 3.89m)

uPVC double glazed window overlooking rear; side Juliet balcony with uPVC french doors opening into bedroom.

Second Floor

Currently comprises of 2 bedrooms but could easily be turned into one big suite.

Bedroom:

12'11" x 11'7" (3.96m x 3.54m)

uPVC double glazed window to either side; views; built-in wardrobe with louvre doors.

Rear Bedroom or Dressing Area:

13'0" x 8'1" (3.97m x 2.48m)

uPVC double glazed windows to either side; base unit with inset wash basin; door leading to:

Large Attic Store Room:

14'4" x 12'5" (4.38m x 3.8m)

Light connected.

Outside:

The property commands a large plot on the outskirts of Conwy on the hill going out of Gyffin towards Tyn y Groes, property is set in large gardens with gravel driveway leading to hard-standing parking for several vehicles. Upper level grassed garden area enjoying views. The front garden is lawned with variety of shrubs and plants and the rear garden has a flagged patio area, garden pond, selection of small trees, plants and shrubs and greenhouse.

Detached Double Car Garage:

Up and over door.

Services:

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





Agents Note:

Please note that this property has previously been used as a successful bed and breakfast premises and the new buyer could look to re-establish the business if required.

Viewing:


By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy, tel 01492 555 500, email conwy@iwanmwilliams.co.uk

Council Tax Band:

Band 'F' - Conwy County Borough Council

Directions:

Proceed from the agents office out of Gyffin towards Tyn y Groes and the property will be viewed on the right hand side before leaving the 20mph speed limit.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Floorplan To Follow

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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