



Hafod Y Coed Penmaen Park

Llanfairfechan LL33 0RN

£875,000

A superb, beautifully presented detached 4-bedroom family home set in wonderful established grounds, commanding an elevated setting with exceptional sea and coastal views.

This stunning character home occupies a superb edge of village setting bordering onto open fields with extensive front and rear views. Gate entrance and gravelled driveway leading to spacious parking, attractive well established grounds with front terracing, lawned areas, side patio, ornamental pond and fountain. The house itself is beautifully presented retaining original character features throughout but sympathetically improved and upgraded over the years. All principal rooms enjoy extensive views. Affording attractive reception hallway, 3 reception rooms, dining kitchen, utility and laundry rooms, shower room, 4 bedrooms (3 en-suite), bathroom and walk-in dressing room. Central heating and original windows with secondary glazing in part.

A truly exceptional home - Viewing Recommended.



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Location

Situated at the end of Penmaen Park with open countryside to side and rear, open views to front. Located within short walking distance of the village and access to the A55 Expressway.

Llanfairfechan is a popular village located on the North Wales coast with a range of amenities including local independent shops, small supermarket, schools and pubs. The seafront promenade is popular for walks, sailing and other outdoor activities.

The Accommodation Affords
(Approximate measurements only):

Enclosed Front Entrance Vestibule:

Original front door; tiled floor; timber panelling to wainscot level; original timber and stained glass door and side panelling leading to:

Reception Hall:

Extending along the rear elevation with 3 original sash windows; 2 double panelled radiators; balustrade staircase leading off to first floor level; coved ceiling; picture wall light point; telephone point.



Dining Room:

10'6" ext to 15'10" into bay x 13'0" (3.21m ext to 4.85m into bay x 3.98m)

Large square bay window overlooking front of property; radiator; coved ceiling; sash window overlooking side with extensive views towards Anglesey and Puffin Island; radiator; feature original fireplace surround with cast iron and tiled inset; dimmer switch.

Lounge:

19'8" x 12'11" (6m x 3.96m)

Feature fireplace surround, tiled inset and hearth; dado rail; square bay window overlooking front with window seating; coved ceiling; range of book shelving along rear wall; French doors leading onto side sun terrace.

Front Hallway door leading to rear passageway and timber and glazed door leading to Snug/Sitting Room.

Rear Passageway:

Shower Room:

Shower enclosure, low level WC and pedestal wash hand basin; wall panelling; double panelled radiator; windows to rear.

Breakfast Kitchen:

20'2" x 11'7" (6.17m x 3.55m)

Feature electric Aga with oak mantel shelf over, inset light and tiling; bespoke cupboards to alcove recess with oak worktops; TV point; single drainer sink with mixer tap; built-in oven, ceramic hob and concealed extractor. Peninsular small breakfast bar; plumbing for dishwasher. Recessed pantry area with oak shelving. Square archway leading to:

Snug:

9'3" x 13'0" (2.82m x 3.97m)

Feature tiled fireplace, slate hearth; built-in book-shelving; TV point; double panelled radiator; window overlooking side enjoying extensive views; telephone point.

Utility/Laundry Room:

13'0" x 8'0" (3.97m x 2.45m)

Fitted base and wall cupboards; single sink with mixer tap; plumbing and space for washing machine and freezer; recessed former fireplace with wine rack; radiator; cloak-hooks. Rear external timber door.

Boot Room:

8'3" x 6'6" (2.53m x 2m)

Space for dryer; worktops with shelving; hot water cylinder; boot storage shelving.

FIRST FLOOR

Spacious Landing:

Feature leaded and glazed windows overlooking rear.



Bathroom:

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC; triple aspect windows; radiator.

Bedroom No 1:

14'3" x 11'3" (4.36m x 3.45m)

Fitted wardrobes; TV point; secondary double glazed window overlooking side with extensive views; wall shelving. Door leading to:

En-suite Shower Room:

8'1" x 6'11" (2.47m x 2.13m)

Three piece suite comprising corner shower enclosure, vanity wash basin and concealed cistern WC; radiator; window enjoying extensive views.

Bedroom No 2:

12'11" x 9'10" (3.96m x 3m)

Secondary double glazed sash window overlooking side enjoying extensive views; radiator; TV point.

En-suite Shower Room:

Shower enclosure, electric shower, low level WC and vanity wash basin.

Bedroom No 3:

10'2" x 12'11" (3.11m x 3.94m)

Secondary double glazed window overlooking side enjoying extensive views; vanity wash basin; radiator; wall lights.

Off landing:

Dressing Room:

8'0" x 5'6" (2.45m x 1.7m)

Range of shelving and hanging space.

Off Landing Built-in Linen Cupboard:

Sliding mirror doors.

Bedroom No 4:

10'7" x 13'0" (3.25m x 3.98m)

Built-in desk and shelving above; radiator; secondary double glazed window overlooking side enjoying extensive views; small secondary double glazed window to front; built-in wardrobe.

En-suite Shower:

Large walk-in shower and glazed screen, vanity wash basin and low level WC; wall tiling; ladder style heated towel rail; inset spotlighting.

Outside:

The property commands a superb setting with large gardens surrounding the property, walled boundary; gated gravelled driveway with large hardstanding for parking and turning. Lawned garden areas to front and rear; terraced front garden with outside seating areas; garden pond and small stream; variety of established shrubs and plants; large side patio herb garden; circular pond and fountain; raised decked seating area enjoying extensive views. Outside garden room and store, rear recycling and bin storage area with door leading onto rear service lane.





Services:

Mains water, electricity and drainage are connected to the property; oil fired central heating.

Council Tax Band:

Conwy County Borough Council tax band 'F'.

Directions:

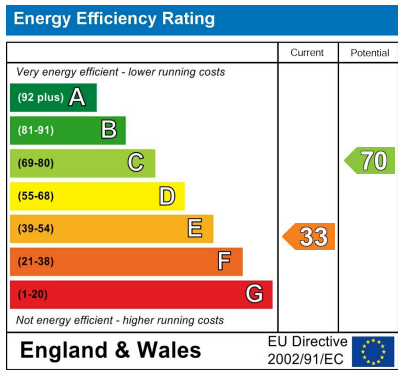
From Conwy proceed along the A55 towards Bangor, take the exit for Llanfairfechan and immediately left towards Penmaen Park, turn right towards Penmaen Park up to the upper level and continue to the right and Hafod Y Coed can be viewed at the far right setting just before entering gate to field.

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

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.



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 option must be treated as given on the same basis as these particulars.

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