



Bryn Derwen Old Mill Road Dwygyfylchi LL34 6TN

£425,000

An immaculately presented 3 bedroom detached home occupying spacious corner plot enjoying views from all principal rooms.

Located in a highly popular residential area just off Old Mill Road overlooking Penmaenmawr Golf Course.

The property has undergone extensive upgrading, remodelling and modernisation over recent years. Light and airy well appointed accommodation comprising reception hall, living and dining room, kitchen, rear entrance and orangery style breakfast/dining room. utility and down stairs shower room, landing, 3 bedrooms and modern bathroom. Central heating and uPVC double glazing, attached car garage (currently used as storage area). Attractive garden, patio with glazed and balustrade screening, parking area.

Viewing Highly 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):

Ground Floor Entrance Hall:

Engineered oak flooring; composite double glazed front door; radiator; staircase leading off to first floor level.

Open Plan Lounge & Dining Room:

22'11" x 14'4" red. to 10'3" by dining area. (7m x 4.39m red. to 3.13m by dining area.)

Lounge:

Two column contemporary radiators; engineered oak flooring; TV point; telephone point; dual aspect windows uPVC double glazed overlooking Golf Course and Conwy Mountain.

Dining Area:

Patio doors leading onto side sun terrace overlooking Golf Course; radiator; engineered oak flooring. Open square archway with breakfast bar and worktop opening onto rear kitchen.



Kitchen:

9'9" x 11'0" (2.99m x 3.36m)

Fitted range of handle-less base and wall units with complementary worktops; 1 1/2 bowl sink with mixer tap; built-in oven with stainless steel canopy extractor above; inset lighting; breakfast bar with lighting over; uPVC double glazed window overlooking rear. Square archway leading to:



Orangery Style Dining/Morning Room:

9'5" x 9'2" (2.89m x 2.8m)

uPVC double glazed window and sky lantern providing ample natural lighting; radiator; TV point; uPVC double glazed windows.

Rear Utility:

9'9" x 5'10" (2.99m x 1.78m)

Fitted base and wall units with single drainer sink; wall mounted 'Glow-Worm' central heating boiler; plumbing for automatic washing machine; double panelled radiator; uPVC double glazed window overlooking rear; door leading to garage.

Shower Room:

Recessed shower enclosure, vanity wash basin and concealed cistern WC; extractor fan.

Attached Former Garage:

12'2" x 10'2" (3.72m x 3.11m)

(Now used for storage). Up and over door; space for washer and dryer; gas and electric meters.



FIRST FLOOR

Spacious Landing:

Bedroom No 1:

10'6" x 13'1" (3.21m x 4m)

uPVC double glazed window overlooking Golf Course and hillsides beyond; radiator; TV point; built-in linen cupboard and wardrobe.

Bedroom No 2:

11'11" x 12'2" (3.65m x 3.72m)

Dual aspect with mountain and Golf Course views; radiator; TV point; corner wardrobe and storage cupboard.

Bedroom No 3:

9'5" x 7'8" (2.88m x 2.35m)

Built-in wardrobe; radiator; uPVC double glazed window overlooking front; low level storage cupboards and shelving.

Bathroom:

7'11" x 7'4" (2.43m x 2.26m)

Contemporary four piece suite comprising panelled bath, corner shower enclosure, low level WC and modern wash basin; fully tiled walls; inset spotlighting; uPVC double glazed window.



Outside:

The property occupies a spacious corner plot with level lawned gardens; variety of established shrubs and plants; side and front terrace part with glazed balustrade and screening, Outside seating area to enjoy evening sunsets. Ample parking for 3/4 vehicles and a raised grassed area. Outside lighting, water tap and electric sockets. Patio area.

Services:

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

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

Directions:


Proceed along the A55 from Conwy, after the first tunnel turn left to Dwygyfylchi, continue to the church and take a left up Conwy Old Road, continue past a row of four terraced cottages and the property will be viewed the next on the right hand side just before the Golf Course.

Proof of Identity:

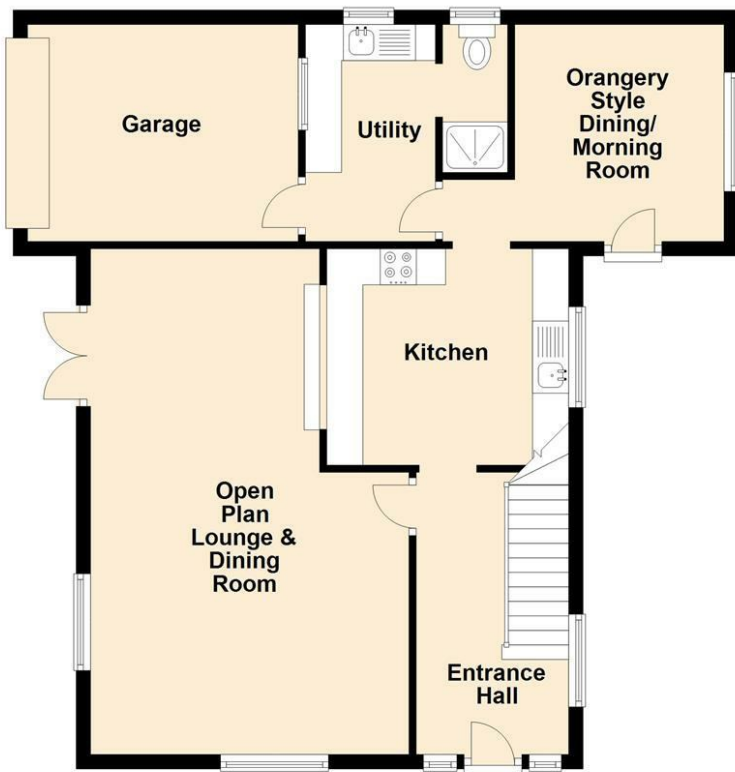
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.



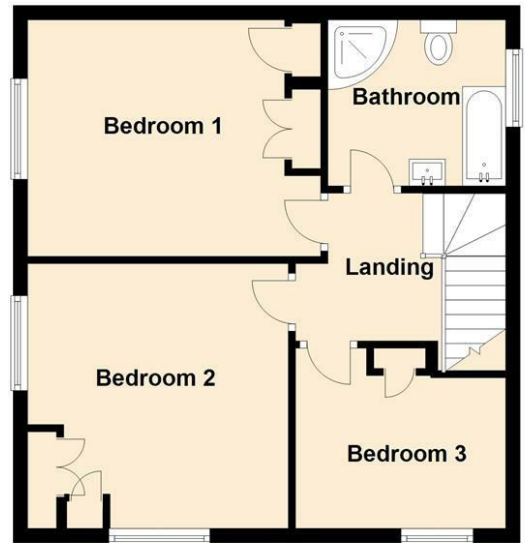


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.
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