



Plas Heulog Henryd Road
Conwy LL32 8YG



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Plas Heulog Henryd Road

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£945,000

A magnificent four bedroom country residence set in substantial private grounds extending to approximately 3 acres in a delightful rural setting enjoying extensive countryside views.

Plas Heulog lies on the edge of Henryd village, within one and a half miles of Conwy, commanding a slightly elevated private setting surrounded by beautiful countryside. The property sits within 3 acres comprising attractive ornamental gardens, two grazing paddocks, two stables, orchard, car garaging and a superb heated outdoor swimming pool. Plas Heulog has been a happy and loving family home to the current owners for almost 50 years and now offers new custodians a once in a lifetime opportunity to share the same experience.

Beautifully maintained house and grounds providing the most idyllic country home in a private setting but within a short drive of the North Wales coast and the mountains of Snowdonia.

VIEWING HIGHLY RECOMMENDED



Location

Located within 1.5 miles of the historic walled town of Conwy in the lower Conwy Valley. Surrounded by open countryside and enjoying extensive views to both front, side and rear elevations. Convenient for access to Conwy, the A55 expressway and all local amenities.

The Accommodation Affords
(Approximate measurements only):

Front Entrance Porch:

Attractive bespoke arched oak front door and side glazing; random decorative tiled floor; side walk-in cloaks storage cupboard.

Reception Hall:

Feature balustrade and wrought iron turn staircase leading off to first floor level; timber and leaded door to porch; radiator; understairs storage cupboard.

Living Room: 28'1" x 13'10" (8.56m x 4.22m)

Feature floor to ceiling bay window overlooking rear elevation enjoying views, corner window to front elevation; marble fireplace surround and hearth with timber over-mantle; coved ceiling, TV point; two radiators; two twin timber and glazed doors leading through to:

Sun Lounge: 24'11" x 8'5" (7.61m x 2.57m)

Built-in storage cupboards; large uPVC double glazed windows and French doors leading onto swimming pool and side courtyard; vaulted ceiling; inset lighting; vertical column radiator.

Dining Room: 17'1" x 11'5" (5.23m x 3.5m)

Large uPVC double glazed picture window overlooking rear elevation enjoying views; French doors leading onto rear sun terrace; radiators; coved ceiling; serving hatch opening onto rear breakfast Room:

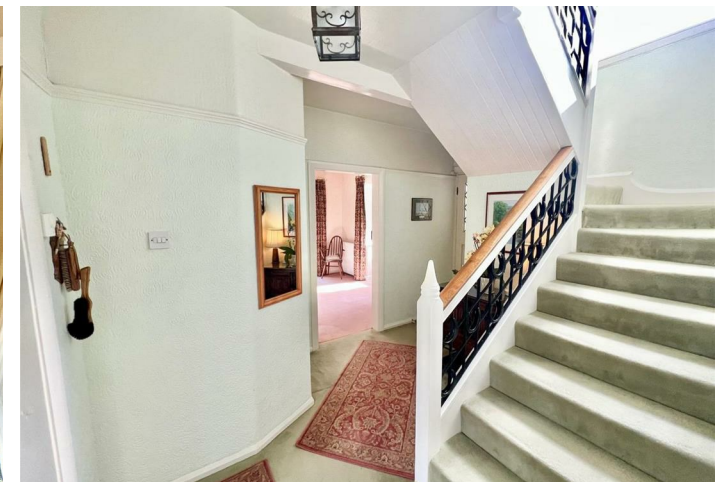
Breakfast Room: 11'4" x 8'11" (3.46m x 2.74m)

Corner glazing with views overlooking front; fitted low level bench seating for informal dining; feature former fireplace surround housing 'Aga' range on tiled hearth, over-mantel shelf. Archway leading to:

Kitchen: 17'8" x 8'6" (5.41m x 2.6m)

Dual aspect; uPVC double glazed windows overlooking front and side; fitted base and wall units with complementary worktops; plumbing for dishwasher; stainless steel sink; electric cooker point; space for fridge and freezer; double panelled radiator. Door leading to:

Rear Entrance Lobby & Walk-in Larder:



Downstairs Cloakroom:
Low level WC and wash basin.

Utility Room: 8'6" x 6'0" (2.6m x 1.85m)
Two boilers, one for house and another for swimming pool. Single drainer sink.

FIRST FLOOR

Spacious Landing:
Large window over staircase.

Bedroom No 1: 15'3" x 14'1" (4.67m x 4.31m)
Large box bay window overlooking rear enjoying extensive views over open fields and side window overlooking fields. Wall lights; two radiators; coved ceiling.

Walk-in Dressing Room: 9'8" x 10'1" (2.96m x 3.08m)
Range of fitted wardrobes and dressing table with radiators and drawer unit below; uPVC double glazed window to front.

En-suite Shower Room:
Shower enclosure, wash basin, low level WC and bidet. Radiator.

Bedroom No 2: 10'0" x 19'2" (3.07m x 5.86m)
uPVC double glazed window overlooking rear; radiator; vanity unit with inset wash basin and overhead storage cupboards. En-suite bathroom and WC.

Bedroom No 3: 15'6" x 8'4" (4.73m x 2.55m)
Built-in wardrobes with sliding doors; two radiators; uPVC double glazed window overlooking front enjoying views; vanity wash basin with medicine cabinet above.

Bedroom No 4: 9'10" x 12'0" (3.02m x 3.68m)
Radiator; uPVC double glazed window overlooking front elevation.

Bathroom: 8'2" x 5'10" (2.5m x 1.8m)
Three piece suite comprising panelled bath with shower above, pedestal wash hand basin and WC; column radiator and towel rail; fully tiled walls; uPVC double glazed side window.

Separate WC:
Low level suite.

From Landing enclosed staircase leads up to two attic rooms.

Landing:
Built-in cupboards and vanity wash basin.

Office: 14'10" x 13'11" (4.54m x 4.26m)
Windows to side gable enjoying views over fields; two velux double glazed windows to rear elevation; built-in eaves storage cupboards; telephone point.



Attic Store Room: 14'10" x 17'3" (4.54m x 5.26m)

Providing good storage area or potential to create another study or recreational room.

Outside:

The property stands in approximately 3 acres in total, approached along a private tree-lined sweeping driveway which leads to tarmacadam parking and turning area. Beautiful ornamental grounds with pond and various terracing with specimen plants and shrubs; two grazing paddocks with timber built stabling and tack room. Vegetable garden and orchard with greenhouse. Attached double car garage (5.98m x 5.52) up and over door, side window and side personal door. Rear tool store and workshop (2.35m x 5.52m) window overlooking rear. Side potting shed (3.68m x 1.62m) windows overlooking side elevation. In addition to the garage there is a lean-to carport (3.92m x 4.05m). To the side of the main house there is an enclosed courtyard area with outdoor swimming pool. Outdoor timber built changing room (5.4m x 2.4m); shower room and plant room.

Services:

Mains water and electricity are provided; oil fired central heating; septic tank drainage.

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

Council Tax Band:

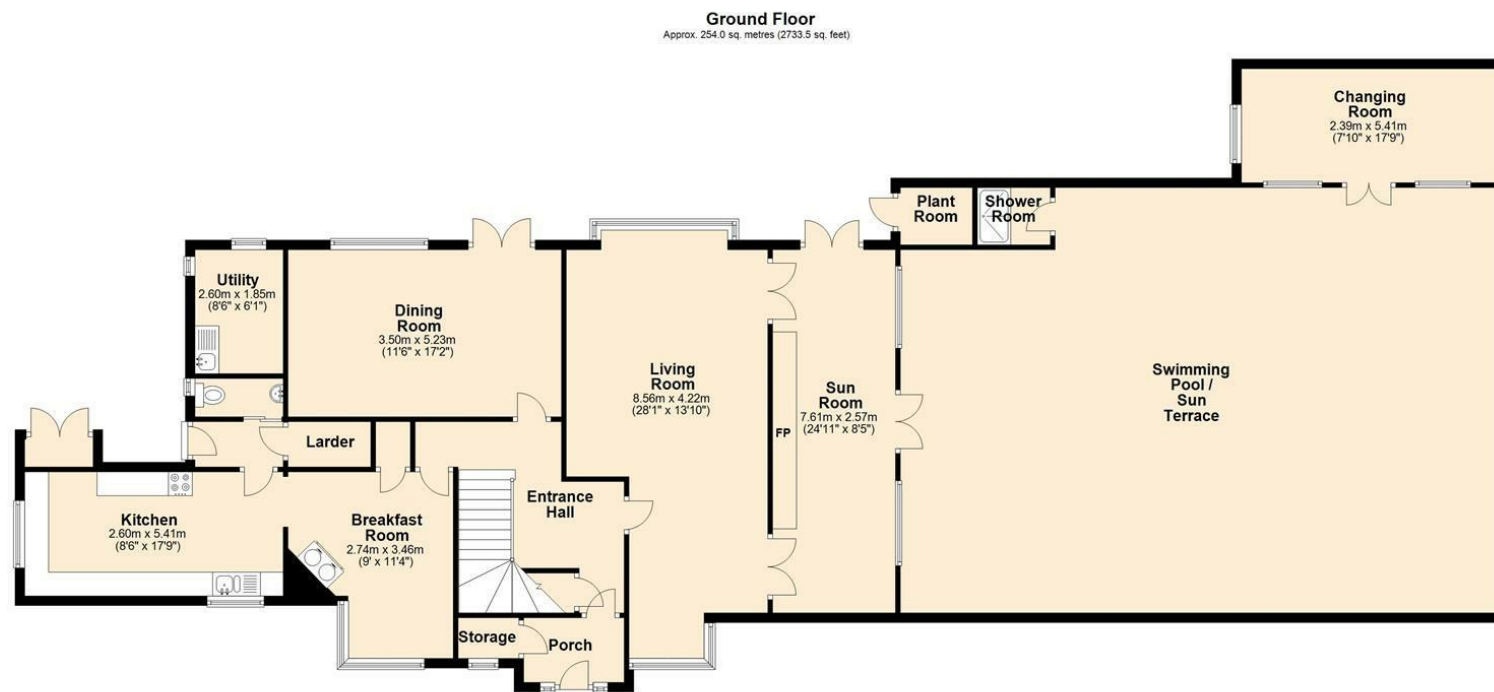
Conwy County Borough Council tax band 'G'.

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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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