



## Lynfield Penmaenmawr Road Llanfairfechan LL33 0NY

£399,500

Large, stylish six bedroom Victorian house offering excellent energy efficiency with original period features and a modern twist in convenient edge of village centre setting enjoying extensive sea views.

Lynfield is a superb recently upgraded family home with accommodation arranged over four floors, with the lower floor opening onto rear terrace and garden. Beautifully presented with style and a fine blend of period and contemporary finishing. Nest central heating system offering highly efficient zone heating, double glazing, under floor heating, ample parking, large garden. Located close to the village amenities, walking distance to the beach and shops.

Viewing Highly Recommended.



Tel: 01492 555500

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





## Location

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):

### GROUND FLOOR

Covered Front Entrance:

uPVC double glazed front door leading through to:

Integral Entrance Porch:

Built-in electric meter and fire control panel; recess shelving; inset spotlighting; doorway leading to understairs storage.

Timber and glazed door leading to:

Main Reception Hall:

Feature balustrade and spindle staircase leading off to first floor level; recess with cloak-hooks and hall stand; double panelled radiator; coved ceiling. Timber and glazed front door leading onto front garden. Attractive original ceiling features.

Doorway leading through to:



### Dining Kitchen:

16'4" x 15'0" (5m x 4.58m)

Bespoke fitted base and wall cupboards; built-in shelving; feature former recessed fireplace housing Belling cooking range with canopy extractor above; space for fridge freezer; tall cupboard; plumbing for dishwasher; central island with bespoke timber worktops and inset Belfast style sink; breakfast bar; large uPVC double glazed bay window overlooking front enjoying extensive views; coved ceiling; picture rail. Staircase leading down to lower ground floor accommodation.



Square archway leading through to:

### Lounge:

14'0" x 17'10" (4.27m x 5.44m)

Feature fireplace surround with recess and slate hearth; picture rail; coved ceiling; large uPVC double glazed floor to ceiling window overlooking rear of property; double panelled radiator; built-in alcove store cupboard; TV point.

## LOWER GROUND FLOOR

### Hallway:

Tiled floor; radiator.

### Bedroom No 2:

10'8" x 14'3" (3.27m x 4.35m)

Radiator; door and windows leading onto garden; understairs storage and wardrobe; inset spotlighting.

### Study:

7'4" x 6'1" (2.26m x 1.86m)

Window overlooking rear of property; radiator.

### Shower Room:

Walk-in shower with glazed screen, low level WC and vanity washbasin with washstand below; slate tiled surrounds, slate (with underfloor heating) flooring; range of shelving into recessed alcove; built-in linen cupboard. Doorway leading through to:



### Main Bedroom:

12'11" x 16'4" max. (3.96m x 5m max.)

Radiator; walk-in wardrobe with hanging and storage space. En-suite WC

### En-suite WC:

Vanity wash basin; mirror with inset lighting; underfloor heating; uPVC double glazed window to rear; inset spotlighting. Sliding patio doors leading onto covered alfresco area with roll-top bath and poly-carbonate roof, offering a rustic bathing experience.

## FIRST FLOOR

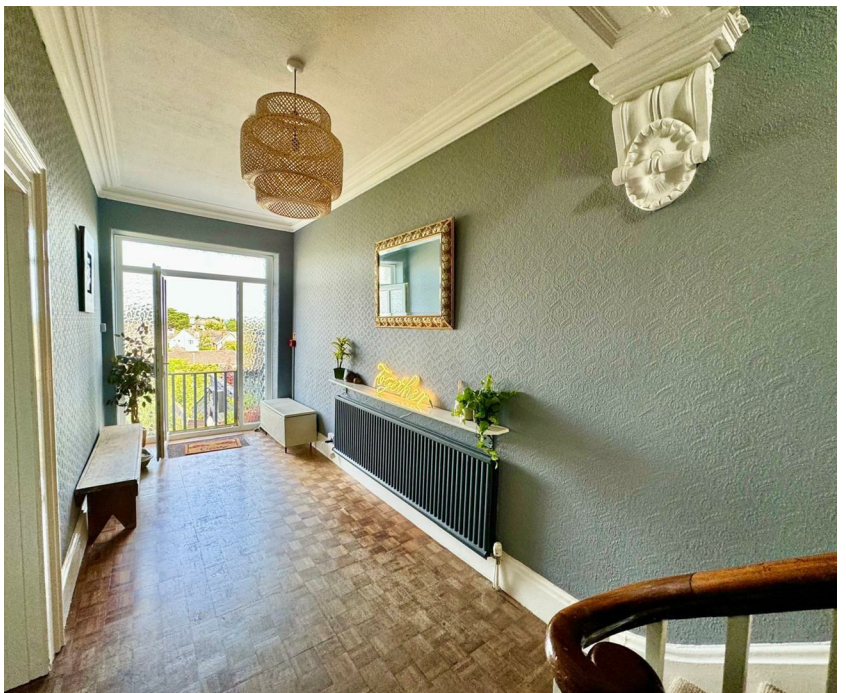
### Landing:

Turn balustrade staircase leading off to second floor level. Doorway leading to:

Large suite with bedroom or lounge area:

### Open Plan Sitting Room:

25'8" x 11'6" (7.83m x 3.53m)



### Lounge Area:

Large bay window overlooking front enjoying panoramic views; feature recessed fireplace with slate hearth, TV above. Attractive timber flooring; vertical contemporary radiators.

### Bedroom:

uPVC double glazed window overlooking front; bedside shelving; contemporary vertical radiator; tiling.

### Shower Room:

Attractive timber clad walls, low level WC, vanity wash basin with slate worktop and walk-in shower with mains shower and extractor fan; shaver point; contemporary heated towel rail; underfloor heating.

## SECOND FLOOR

### Landing:

uPVC double glazed window overlooking rear; balustrade staircase to upper landing with enclosed doorway and stairs leading up to attic room. Door leading to:

### Hallway:

Radiator.

### Bedroom No 2:

12'11" x 12'8" (3.96m x 3.87m)

Radiator; feature cast iron fireplace surround; uPVC double glazed window overlooking front enjoying extensive sea views towards Puffin Island.

### Bedroom No 1:

12'4" x 13'0" (3.78m x 3.97m)

uPVC double glazed window overlooking front with panoramic views; radiator.

### Shower Room:

Mixer shower, tiled surrounds, low level WC and pedestal wash hand basin; timber clad walls; radiator.

### Bedroom No 3:

9'10" x 10'2" (3m x 3.11m)

uPVC double glazed window with window seat and mountain views.

### Study/Dressing Room:

7'8" x 14'6" (2.36m x 4.42m)

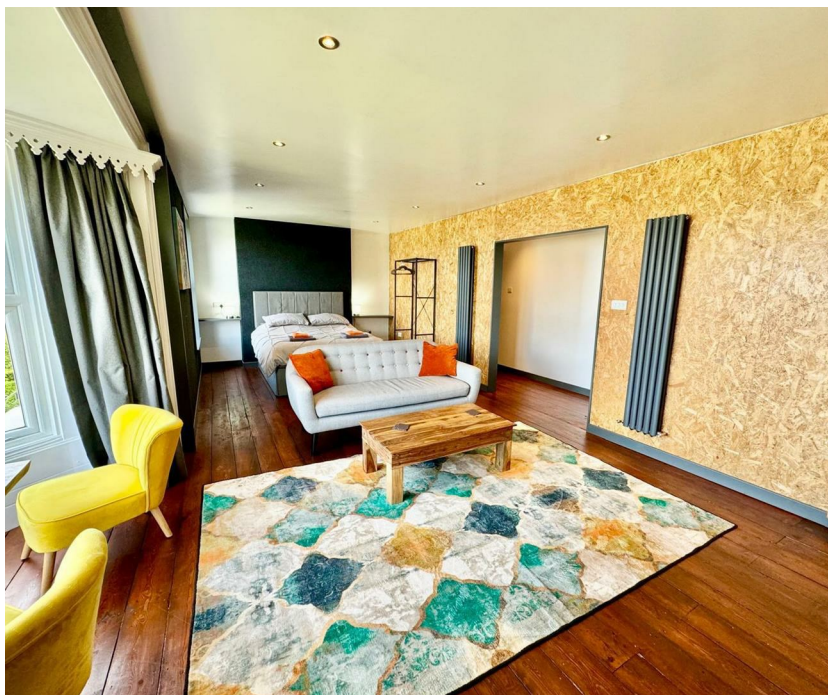
uPVC double glazed window overlooking rear; radiator. Closed up doorway to back to hallway.

### Outside:

The property offers off road parking, courtyard style garden to front. Side access leading to extensive rear garden which is mainly terraced with grassed and lawned areas; variety of established shrubs and plants; large purpose built patio area enjoying all day sunshine; outside lighting.

### Services:

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





#### 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)

#### Council Tax Band:

Conwy County Borough Council tax band 'F'.

#### Directions:

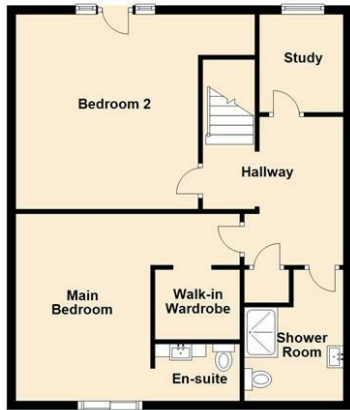
Lynfield is situated on Penmaenmawr Road, turn off the A55 and follow the road to the right and Lynfield will be viewed on right before you approach the lights.

#### Proof of Identity:

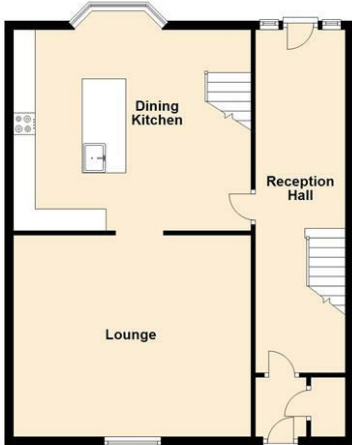
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:  
**IDENTITY DOCUMENTS:** a photographic ID, such as current 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Lower Ground Floor



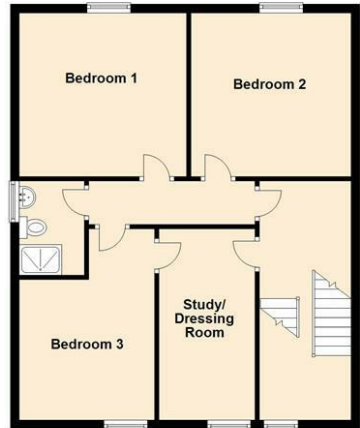
Ground Floor



First Floor



Second 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. Plan produced using PlanUp.

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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