



## 4 Parc Moel Lus

Penmaenmawr LL34 6DN

£395,000

A beautifully presented detached 3 bedroom split level house set within immaculately landscaped grounds in a popular residential development enjoying coastal sea views.

VIEWING HIGHLY RECOMMENDED

Located in an elevated setting above the village enjoying sea and coastal views, this well maintained home offers superb 3 bedroom accommodation together with potential lower ground floor self contained annex or potential air B&B accommodation.

The main accommodation is located on upper level which opens onto large private rear garden. Affording reception hall, lounge & dining room, large rear conservatory, modern kitchen, bathroom, 3 bedrooms (master en-suite) lower ground bedroom/office, laundry/potential kitchen, store. Central heating and double glazing.



Tel: 01492 555500

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





## Location

Penmaenmawr is a traditional village with a range of shops and services located on the North Wales coast within easy access of the A55 Expressway.

(approximate measurements only)

### Ground Floor Entrance:

Reception Hallway with turn staircase leading up to first floor level.

Doorway leads to lower ground rooms which could easily be developed into self contained annex or air B&B accommodation (subject to any consent required) currently bedroom, utility & store but space and services available to provide a self contained unit.

### Office/ Bedroom Room:

16'1" x 10'6" (4.89 x 3.2)

Radiator, coved ceiling, sliding patio doors leading on to front driveway, built in storage cupboards and shelving.

### Rear Landry Room/ (Potential Kitchen Area)

19'8" x 5'0" (6 x 1.52)

Single drainer sink, plumbing for automatic washing machine, space for dryer, shelving, WC and space for freezer.



### Store Room/ (Potential sitting Room)

15'9" x 6'11" (4.8 x 2.12)

Worcester boiler, gas point, sliding patio doors onto front driveway.

First Floor:

### Landing/ Hallway:

Access to roofspace, radiator. Built in linen cupboard with shelving.

### Living Room:

21'3" x 11'11" (6.47 x 3.63)

Brick fireplace surround with coal effect gas fire, double panelled radiator, TV point, box bay uPVC double glazed window overlooking front enjoying views, telephone point, coved ceiling.

### Dining Area:

Sliding uPVC double glazed door leading onto rear garden room, myson convector heater.

### Garden Room/ Conservatory:

11'1" x 12'9" (3.39 x 3.89)

Tiled floor, uPVC double glazed windows and roof, twin French windows leading onto rear decking, wall lights.

### Kitchen:

11'8" x 8'2" (3.55 x 2.48)

Fitted range of modern base and wall units, 1½ bowl single drainer sink with mixer tap, electric cooker point with glass and stainless steel canopy extractor above, plumbing and space for dishwasher, space for fridge and freezer, tall cupboard, radiator, uPVC double glazed door and window to rear.

### Bedroom 1:

13'0" 9'5" (3.96 2.87)

Built in wardrobes with sliding mirror doors, radiator, built in corner cupboard with box corner bay window enjoying sea views towards the Great Orme. Built in bedroom cabinets and drawer unit.

### En-Suite Shower Room:

Shower cubicle with electric shower, vanity wash basin, low level WC, uPVC double glazed window to side elevation.

### Bedroom 2:

9'8" x 11'9" (2.95 x 3.58)

Radiator, uPVC double glazed window overlooking front.

### Bedroom 3:

10'6" x 8'2" (3.2 x 2.48)

Radiator, uPVC double glazed window overlooking rear garden, TV point.



### Bathroom:

Three piece suite comprising panelled bath with shower above, low level WC, pedestal wash hand basin, chrome ladder style heated towel rail, uPVC double glazed window, wall tiling.

### Outside:

Driveway with ample parking, terraced front gardens with established specimen plants and shrubs. Side access leading to beautifully landscaped garden with lawned area, variety of established shrubs and plants, small stream with timber bridge leading over to additional garden area with summer house and variety of established trees and plants.

### Services:

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

### Council Tax Band:

Conwy County Borough Council tax band 'F'.

### 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)

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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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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 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.

## Iwan M Williams Estate Agents

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