



Mynwydd Cae America  
Llanfairfechan LL33 0SJ



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Mynwydd Cae America

Llanfairfechan LL33 0SJ

£570,000

An impressive self build, individually designed, modern house in popular residential area, enjoying extensive views.

VIEWING HIGHLY RECOMMENDED.

This stunning home offers superb family accommodation arranged over three floors together with integral car garage, paved driveway, first floor balcony and attractive enclosed garden with hot tub at rear.

Versatile accommodation with option to use lower floor for additional bedrooms, gym, cinema room or home office. Beautifully presented throughout with contemporary fittings. Superb fitted kitchen and bathrooms, central heating and double glazing.

Affording reception hall, cloakroom, large open-plan cinema room/gym, bedroom 4; first floor landing, large dining kitchen, utility room, lounge with balcony along front elevation, bedroom 3; Second Floor landing, main bedroom with en-suite and walk-in dressing room, bedroom 2, family bathroom.



## 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 Reception Hall:

Feature vaulted ceiling and turn staircase leading off to first floor level; radiator.

### Cloakroom:

Low level WC and wash basin.

Large Open Plan Room to the rear: 33'10" x 14'2"  
(10.32m x 4.34m)

Previous used as cinema room and gym but could be adapted for other family requirements.

Laminated floor; two radiators; uPVC double glazed French doors leading onto side of property; TV point. Built-in cylinder cupboard housing Megaflow tank with Ideal central heating boiler.

Bedroom No 4: 9'9" x 14'0" (2.98m x 4.28m)

Radiator; uPVC double glazed window overlooking front enjoying views.

Staircase leading up to:

### Impressive First Floor Landing:

With further staircase leading off to second floor level. Inset spotlighting; uPVC double glazed window over staircase.

### Cloakroom:

Low level WC and vanity wash basin; radiator; tiled floor; extractor fan.

Lounge: 20'4" x 13'1" (6.22m x 4m)

Radiator; TV point; uPVC double glazed windows to front, side and rear; door leading onto glazed front balcony which extends along the front of the property and interconnects with the dining kitchen; telephone point.



Bedroom No 3: 14'2" x 9'4" ext. to 12'10" (4.34m x 2.87m ext. to 3.92m)

Radiator; dual aspect; laminated floor; TV point.

Dining Kitchen:

Dining Area: 9'9" x 14'8" (2.98m x 4.49m)

French doors leading onto front balcony; inset spotlighting.

Kitchen: 14'2" x 13'1" (4.34m x 4m)

Fitted range of modern handle-less base and wall units with corian worktops; split-level stainless steel oven and microwave; ceramic 5-plate hob, glass and stainless steel canopy extractor above; large integrated fridge; integrated freezer; central island with Corian worktop and breakfast bar area; integrated dishwasher; 1 1/2 bowl inset sink with mixer tap; French window leading onto rear split-level garden.

Utility Room: 10'4" x 7'1" (3.16m x 2.16m)

Base units; plumbing and space for washing machine and drier; built-in storage cupboard; uPVC double glazed door and window to rear; radiator.

Second Floor - Landing:

Double glazed window.

Principal Bedroom: 20'6" x 16'11" inc. en-suite shower & dressing roo (6.27m x 5.16m inc. en-suite shower & dressing room)

Bedroom has radiator; dual aspect windows; wall lights; TV point.

En-suite:

Large shower with glazed screen, twin bowl vanity sink with monochrome tap, mirror above, low level WC; towel rail; radiator; fully tiled walls; inset spotlighting; extractor fan.

Walk-in Wardrobe:

Range of shelving and hanging space; access leading to eaves storage cupboard.

Bedroom No 2: 10'3" x 14'4" (3.13m x 4.37m)

uPVC double glazed window overlooking rear enjoying views; radiator; TV point.



**Family Bathroom: 13'6" x 5'9" (4.14m x 1.77m)**

Tiled panelled bath with mixer tap shower adapter, vanity wash basin, mirror and light, low level WC, corner shower enclosure; chrome heated towel rail; velux double glazed window; fully tiled walls.

**Outside:**

The property commands a corner plot, has attractive large flagged driveway and hardstanding to front providing ample parking for several vehicles. Integral car garage with automatic roller shutter door; range of base and wall cupboards; inset sink; power and light connected; painted concrete floor. to the rear of the property there is a split-level upper level garden with direct access from utility and kitchen. Artificial grass; corner patio area; covered hot tub with power and light hot tub optional and available subject to negotiation). Outside lighting and water tap. Purpose built timber store shed with uPVC double glazed door, power and light connected.

**Services:**

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

**Council Tax Band:**

Conwy County Borough Council tax band 'G'.

**Viewing:**

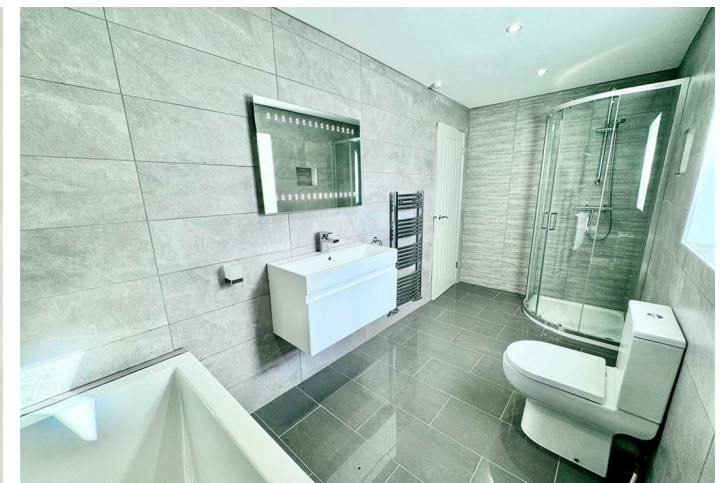
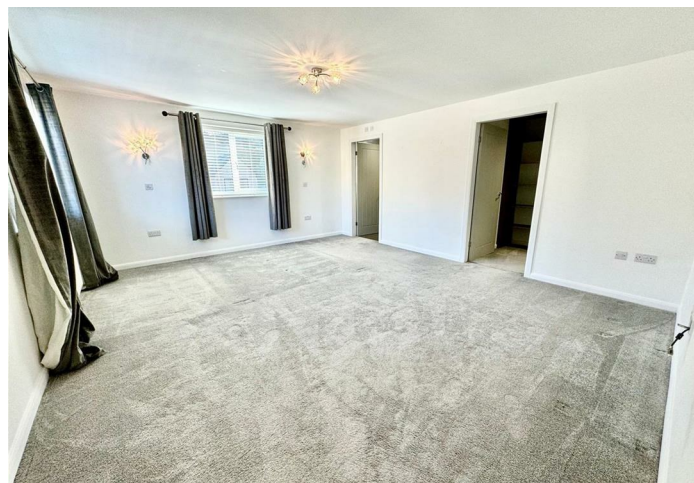
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

**Directions:**

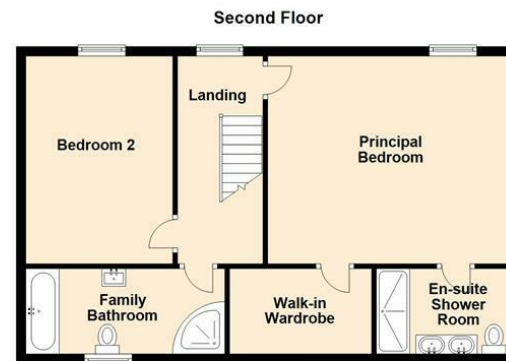
From Bangor proceed to Llanfairfechan. Turn right at crossroads and follow road up past shops. Bear left at the top into Valley Rd, proceed up hill and turn left into Park Nant Road. Take the first right into Cae America

**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>86</b>                  | <b>91</b> |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</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<br>2002/91/EC |           |



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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