



21 Bryn Y Bia Road
Llandudno LL30 3AS



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£725,000

A magnificent 5 bedroom executive style home located in the highly sought after residential area of Craigside on the lower slopes of the Little Orme on the North Wales Coast.

VIEWING HIGHLY RECOMMENDED

Immaculately presented, individually designed and built home offering light and airy accommodation over three floors. All principal rooms overlook the front elevation with extensive views over Bodafon fields towards Llanduno Bay, The Great Orme and Anglesey beyond.

Gas fired central heating, uPVC double glazing , 5 bedrooms, study, 4 bathrooms and feature balustrade central staircase. Detached car garage, modern kitchen with integrated appliances and granite worktops, flaggeed patio areas and landscaped gardens.

Block paved hardsstanding and driveway provides ample off road parking. New solar panels providing energy saving benefits.

A truly beautiful home in a select residential area, worthy of immediate inspection.



Location

Located in the Victorian town of Llandudno.

Llandudno is a coastal holiday resort on the North Wales Coast and has a range of shopping facilities, train station, schools and hospital.

The Accommodation Affords
(Approximate measurements only):

Reception Hall:

Spacious reception area with balustrade and spindle staircase leading off to upper floors; oak flooring; built-in cloaks storage cupboard.

Cloakroom:

Low level WC and wash basin.

Lounge: 25'10" x 13'5" (7.89m x 4.11m)

Approached from the main reception hall through twin oak doors. The lounge extends from front to rear elevation. Feature fireplace with granite surround; TV point; coved ceiling; uPVC double glazed bay window to front; French doors at rear leading onto garden and patio area. From the rear of the lounge there is a door which leads to the rear of the kitchen.

Open-plan Kitchen, Dining & Sitting Room: 25'11" x 12'0" (7.9m x 3.67m)

Kitchen:

Fitted range of cream base and wall units with granite worktops, granite topped peninsular breakfast bar with integral 900mm Smeg stainless steel oven and concealed extractor above. Integrated wine cooler' space for American style fridge; integrated dishwasher; uPVC double glazed windows overlooking rear.

Dining Area:

Oak flooring; uPVC double glazed window to side and rear elevation.

Front Sitting Room:

French doors leading onto large private side patio.

From rear of kitchen access to:

Utility Room: 7'1" x 5'0" (2.16m x 1.53m)

Worktops, base and wall units; space for washing machine and drier; extractor fan.

uPVC double glazed door from rear of kitchen leads to outside rear.

Turn staircase from main reception hall leads up to:



Large Landing/Sitting Area: 17'1" x 12'8" (5.23m x 3.88m)

From here one can enjoy extensive views from the large picture window over Bodafon fields towards the Great Orme. Two radiators. Built-in cylinder cupboard housing large capacity modern hot water cylinder.

Main Bedroom: 12'11" x 13'6" (3.95m x 4.12m)

uPVC double glazed window overlooking front enjoying extensive views; radiators. Walk-in dressing room with range of fitted wardrobes.

Luxury En-suite Bathroom:

Four piece suite comprising tiled panelled Jacuzzi bath, large shower enclosure, concealed cistern WC and wash basin with built-in storage cupboards and mirror above. Chrome heated towel rail.

Bedroom No 2: 11'3" x 11'4" (3.43m x 3.46m)

Radiator; uPVC double glazed window overlooking rear.

En-suite: 5'0" x 8'4" (1.53m x 2.56m)

Concealed cistern WC and vanity wash basin, large shower enclosure with sliding doors; chrome heated towel rail.

Bedroom No 3:

uPVC double glazed window overlooking rear; built-in wardrobes with sliding doors; radiator.

Family Bathroom: 9'9" x 7'1" (2.99m x 2.16m)

Corner bath, contemporary wash basin and stand, low level WC; chrome ladder towel rail; fully tiled walls; Shower with glazed surround and raindrop shower head.

Office/Snug: 9'0" x 13'5" (2.76m x 4.11m)

Radiator; uPVC double glazed window overlooking front; telephone point.

SECOND FLOOR

Bedroom No 4: 14'11" x 12'2" (4.56m x 3.73m)

uPVC double glazed window overlooking front enjoying views; double panelled radiator.

Jack & Jill Bathroom: 11'8" x 5'10" (3.58m x 1.79m)

Serving both bedrooms. Panelled bath with mixer tap, pedestal wash hand basin and WC; velux window; wall and floor tiling; chrome ladder towel rail.

Bedroom No 5: 15'0" x 16'0" (4.58m x 4.88m)

uPVC leaded windows overlooking front of property; radiator.



Outside:

The property is situated in a highly popular residential area, has walled boundary to front with access leading to large block paved driveway and garden area providing ample vehicular access and parking. Detached car garage with automatic up and over door, power and light connected; solar power battery; rear personal door. To the side of the property there is a newly laid flagged private patio area with direct access from the house. Landscaped rear garden with raised borders, lawned garden and bin store area.

Services:

Mains water, electricity, gas and drainage are connected to the property. Solar panels and battery providing energy efficient electricity.

Council Tax Band:

Conwy County Borough Council tax band 'H'.

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:

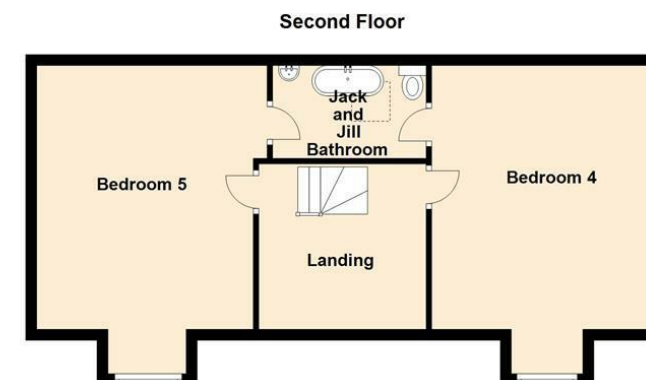
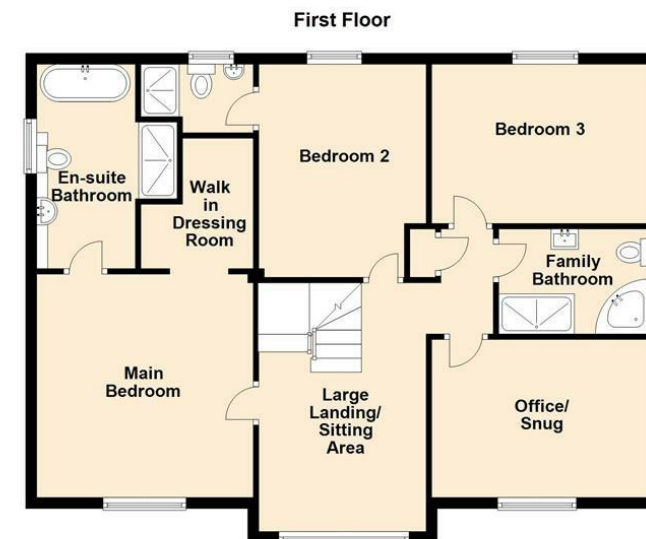
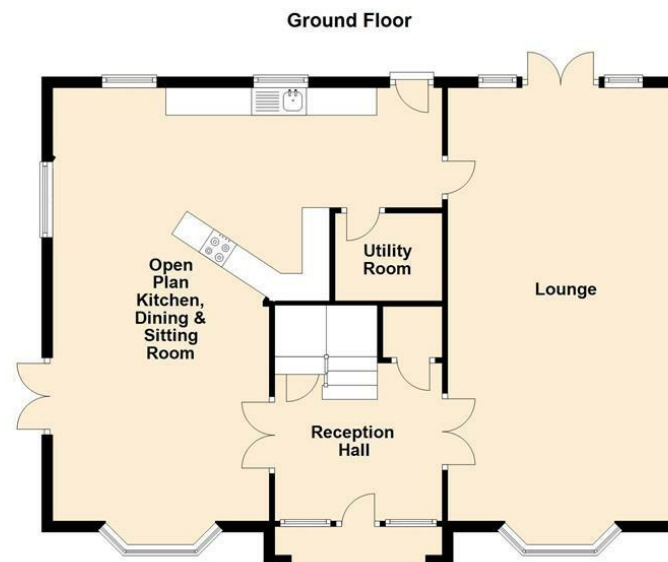
From Llandudno proceed along the shore line heading in the direction of Penrhyn Bay, as one climbs up the Little Orme at Craigside, turn right into Bryn Y Bia Road and follow the road round to the left and the property will be viewed a short distance on the left hand side.

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	79	84
(81-91) B		
(69-80) C		
(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



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 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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