



Hafod Henryd Road

Conwy LL32 8HW

£695,000

A stunning, deceptively spacious 4-bedroom semi-detached home set in substantial level plot in a highly popular setting on the outskirts of Conwy.

VIEWING HIGHLY RECOMMENDED

Immaculately presented, renovated and refurbished property offering spacious and versatile accommodation for a growing family.

In addition to the main house there is a purpose built garden room/studio, large outside kitchen garden and barbeque area, sizeable grassed garden and brick paved driveway with hardstanding for several vehicles. Outside store/workshop with automatic roller shutter doors and overhead storage. The main house has a superb newly fitted modern kitchen, original features, master bedroom suite with dressing room and en-suite, modern four-piece bathroom, central heating and uPVC double glazing throughout.

Beautiful home - ready for immediate occupation



Tel: 01492 555500

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





Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords
(approximate measurements only):

Integral Entrance Porch:

Composite double glazed front door; coved ceiling; twin pine and glazed door leading to:

Main Reception Hall:

Oak effect flooring; coved ceiling; column radiator; feature balustrade and spindle staircase leading off to first floor level. Built-in understairs storage cupboard.

Lounge:

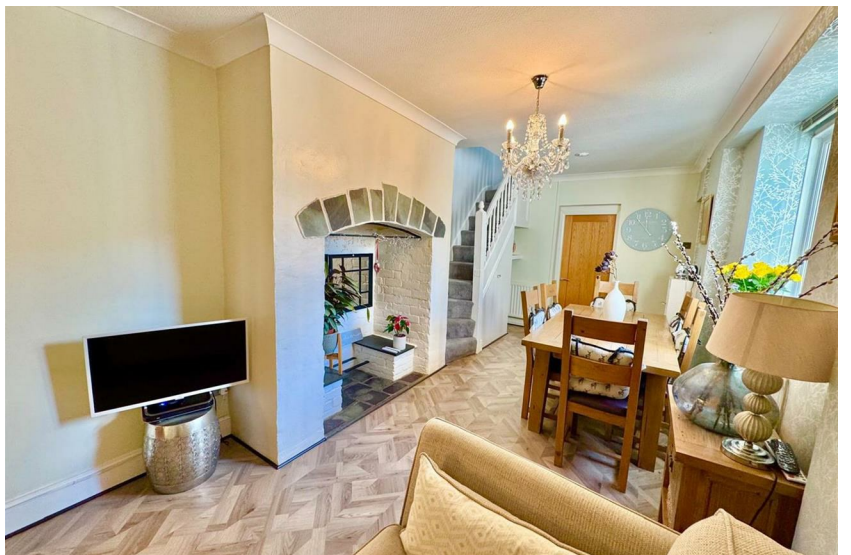
12'7" x 12'8" (3.84m x 3.88m)

Plus large bay window overlooking front. The bay window has window seat with integral storage cupboard. Feature rustic recessed fireplace surround with slate heath and cast iron multi fuel stove. Coved ceiling; radiator.

Sitting/TV room:

11'10" x 11'2" (3.63m x 3.41m)

Built-in storage cupboard; radiator; uPVC double glazed window overlooking side of property; sliding oak barn style door leading to:



Utility Room:

10'9" x 5'10" (3.3m x 1.78m)

Fitted range of base units; plumbing for automatic washing machine and space above for dryer; porcelain Belfast style sink with oak worktop and drainer; built-in cupboard housing Worcester combi boiler; space for fridge freezer; uPVC double glazed window and stable rear door. Cloak hooks.

From rear of Hallway:

Dining Room:

20'6" x 9'4" (6.25m x 2.87m)

Feature recessed former fireplace with arched lintel over, raised plinths to either side; double panelled radiator; uPVC double glazed window overlooking side; two radiators; coved ceiling; staircase leading off to bedroom above. Built-in shelving.

Side Porch & Cloakroom:

Concealed cistern WC and vanity unit; uPVC double glazed window and door.

Above Dining Room:

Separate Bedroom with own staircase:

20'7" x 9'0" (6.28m x 2.75m)

Two double panelled radiators; uPVC double glazed window overlooking side; coved ceiling; access to roof space. (The rear of the property could be utilised as a separate annexe if required).

From Dining Room access to:

Large Dining Kitchen:

20'8" x 15'5" (6.31m x 4.72m)

Range of fitted modern base and wall units, bank of tall cupboards with integrated large fridge freezer, two pull-out larder units, combination microwave and two integrated ovens, integrated dishwasher; concealed lighting. Island unit with breakfast bar, integrated induction hob, inset sink with instant boiling hot water tap; pull-out recycling bins and drawers. Built-in cupboard housing central heating boiler for rear section of house. Inset lighting; TV point; twin French doors and windows to rear elevation; underfloor heating.

From Hallway turn balustrade staircase leading up to:

FIRST FLOOR - Landing:

With further staircase leading up to second floor level.

Bedroom No 2:

10'4" x 12'7" (3.15m x 3.85m)

Plus large uPVC double glazed bay window overlooking front enjoying views; radiator.

Walk-in Wardrobe:

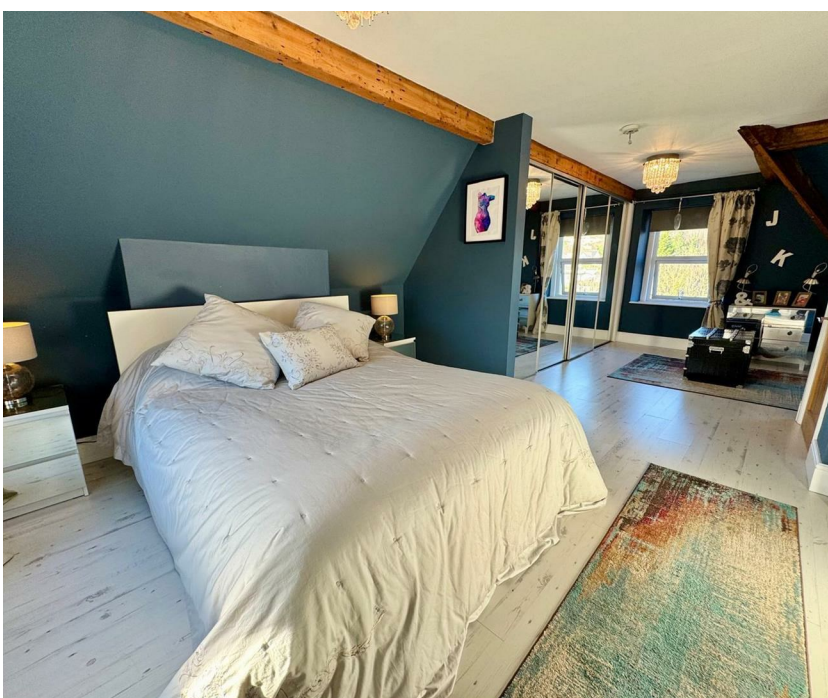
8'8" x 3'11" (2.65m x 1.21m)

uPVC double glazed window overlooking side.

Family Bathroom:

12'1" x 6'11" (3.7m x 2.13m)

Panelled bath, corner shower enclosure, low level WC, vanity wash basin; fully tiled walls and flooring.



Bedroom No 3:

8'4" x 6'11" (2.55m x 2.13m)

Radiator; uPVC double glazed window overlooking front of property.

Staircase to:

SECOND FLOOR

Bedroom Suite:

24'6" x 17'10" (7.49m x 5.46m)

The main bedroom extends across the whole of the upper floor and provides superb bedroom suite with spacious bedroom area.

Bedroom:

Exposed roof timbers; double panelled radiator; uPVC double glazed window overlooking rear; laminated floor; access to roof space.

En-suite Shower Room:

Large shower enclosure with sliding glazed door, vanity wash basin and low level WC; chrome heated towel rail; wall and floor tiling; valux double glazed window.

Dressing Area:

Range of built-in wardrobes with sliding mirror doors; radiator; velux window; uPVC double glazed window overlooking front of property enjoying views.

Outside:

The property stands in large grounds, has a gated brick paved driveway to one side opening onto large hardstanding for the parking of several vehicles. Detached outbuilding which is currently laid out as an external bar and entertaining area but could also be a gym, home office or artist studio. The front section of the building has a electronic roller shutter door leading to a storage or workshop area (5.29m x 3.73m) with access leading to upstairs storage area, power and light connected. Internal door leads to:

Large Studio:

17'2" x 12'1" (5.24m x 3.7m)

Tiled floor, large bi-folding side doors leading onto patio and entertaining area, floor to ceiling windows to rear elevation overlooking garden, TV point, power and light connected.

To the immediate side of the property there is a small outside seating area for morning coffee with steps leading up to larger enclosed entertaining area with flagged areas, raised beds with small specimen trees; brick and slate built outside kitchen and barbeque area, walled surrounds providing privacy.

To the rear of the patio and studio there is access to a level private garden area. Outside lighting and water tap.

Services:

Mains water, electricity, gas and drainage are connected to the property. Please note that the property has two separate zoned heating systems, underfloor heating in part.





Viewing:

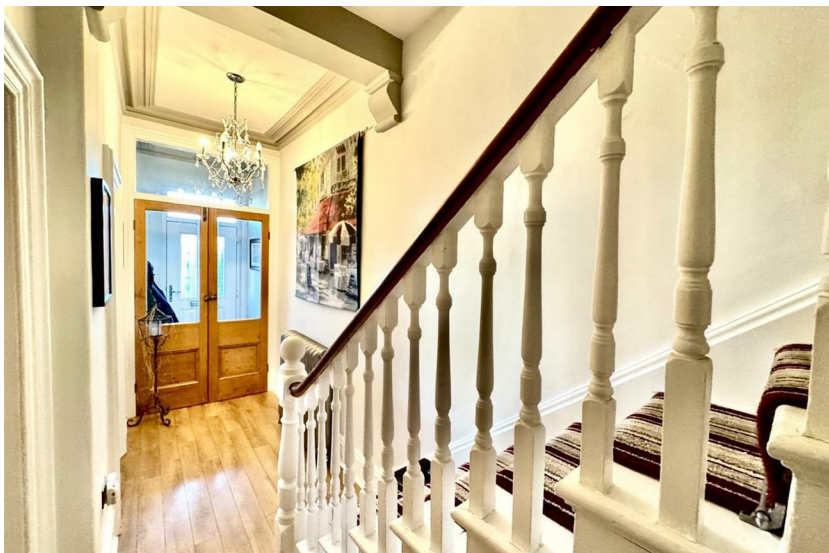
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Council Tax Band:

Conwy County Borough Council tax band 'F'.

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		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(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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