



Brynant Henryd Road

Conwy LL32 8HW

£595,000

A substantial detached family home situated in a highly popular setting on the outskirts of Conwy, set in a large plot with attractive landscaped gardens.

VIEWING HIGHLY RECOMMENDED

Individually designed and built by the previous owner, offering spacious well appointed rooms with private driveway, large garage, two conservatories and attractive grounds. A beautifully presented accommodation located on the level on the outskirts of Gyffin village, a short distance from Conwy town centre.

Affording Reception Hall, large Lounge, Garden Room, Dining Room, Conservatory, Inner Hall and Cloakroom, Breakfast Kitchen, First Floor Landing, Bedroom 1 with en-suite Shower Room, Bedroom 2, Bedroom 3, family Bathroom. Central heating and double glazing.



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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)

Reception Hall

12'0" x 10'10" (3.68m x 3.31m)

Double panelled radiator, coved ceiling, telephone point, turned balustrade and spindle staircase leading off to first floor level, uPVC double glazed front door.

Lounge

18'9" x 19'8" (5.74m x 6.0m)

Feature brick fireplace surround with side plinths, raised hearth, coal effect gas fire, coved ceiling, t.v. and telephone point, two radiators, uPVC double glazed window overlooking front and side. Sliding patio doors leading onto rear garden room with flagged floor, uPVC double glazed sliding doors leading onto rear garden.



Dining Room

16'4" x 11'9" (4.99m x 3.6m)

uPVC double glazed window overlooking rear, twin uPVC double glazed doors leading to rear conservatory, coved ceiling, double panelled radiator.

Conservatory

17'5" x 7'8" (5.31m x 2.36m)

Tiled floor, uPVC double glazed windows and glazed roof, uPVC double glazed doors either side leading to garden.

Inner Hallway

With cloak hooks, space for freezer, plumbing for automatic washing machine and dryer, built-in storage and shelved cupboard, uPVC double glazed door leading to conservatory.

Downstairs Cloakroom

6'1" x 3'10" (1.87m x 1.17m)

Low level w.c. vanity wash basin, wall mounted central heating boiler.

Split Level Breakfast Kitchen

15'5" x 10'10" reducing to 9'5" (4.7m x 3.32m reducing to 2.89m)

Fitted range of cream base and wall units with complimentary worktops, 1.5 bowl sink, mixer tap, plumbing for dishwasher, dual fuel cooking range, stainless steel canopy extractor fan above, inset lighting, space for fridge/freezer, uPVC double glazed window overlooking front and side elevation.

First Floor

Spacious Landing

Bedroom 1

13'9" x 11'10" (4.21m x 3.61m)

uPVC double glazed window overlooking rear garden. Range of built-in wardrobes, double panelled radiator, wall lights, coving.

En-suite Shower Room

11'1" x 5'1" maximum (3.4m x 1.57m maximum)

Three piece suite, comprising shower enclosure with sliding glazed doors, vanity wash basin, low level w.c. radiator, ladder towel rail, wall mounted mirror and shaver point, fully tiled walls.

Bedroom 2

11'11" x 10'9" (3.65m x 3.29m)

Double panelled radiator, uPVC double glazed window overlooking rear garden, built-in wardrobes, coved ceiling.

Bedroom 3

11'10" x 10'2" (3.62m x 3.1m)

Double panelled radiator, door leading to eaves storage cupboard. Built-in recess wardrobe, coved ceiling, uPVC double glazed window to front.



Bathroom

9'4" x 5'4" (2.86m x 1.63m)

Panelled bath with hand held mixer tap, low level w.c. vanity wash basin, double panelled radiator, shaver and light point, fully tiled walls.

From Landing:

Walk in linen room with shelving, double panelled radiator, uPVC double glazed window to rear, access to roof space.

Outside

Large double garage (6.41m x 6.11m) with remote controlled garage door, side personal door, two windows overlooking rear, wash basin and worktops, shelving, power and light connected. Access to overhead roof storage area.

The property is situated on the edge of Gyffin village, occupying a large pleasant plot with level gardens to front and rear. The gardens are mainly laid to lawn with a variety of established shrubs and plants. Raised beds, garden pond, attractive patio areas, summer house.

Driveway providing hardstanding for parking and turning area.

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

Proof Of Funds

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.

Council Tax Band:

Conwy County Borough Council tax band 'H'

Directions

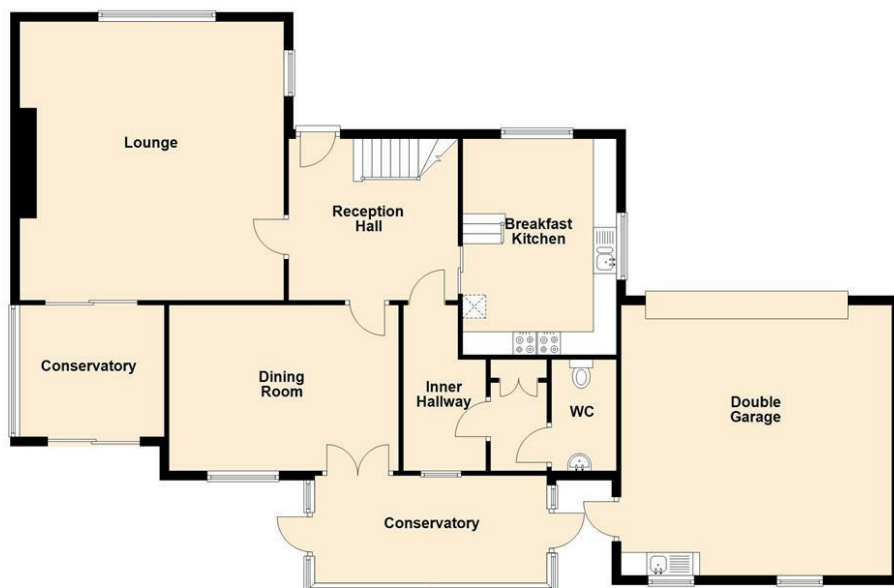
Proceed from the roundabout by Telford Bridge, through the archway towards Gyffin. Continue along Woodlands and at the junction by the shop, continue straight ahead up Henryrd Road, pass the church on the right, continue towards the new development, which is located on the right hand side and opposite is the turning into Brynant.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Ground Floor



First Floor



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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