



## Pen Y Cae

Belgrano, Belgrano, Conwy, LL22 9AX

**Offers in the region of  
£315,000**



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Open storm porch with light

### Hall

As you step through the part-glazed door, you are welcomed into a hallway featuring porcelain tile flooring. The hallway includes a smoke alarm, convenient access to the garage and under stairs storage cupboard providing additional space for storing belongings.

### Lounge

13'11" x 13'7" (4.26m x 4.15m)

This delightful room offers a pleasant atmosphere, enhanced by French doors that open up to the rear garden. It features a freestanding electric 'flame effect' fire, adding to its charm and comfort.

### Second Reception Room

11'1" x 9'6" (3.40m x 2.90m)

This room offers great versatility and can serve various purposes to include second lounge, study or even a downstairs bedroom. With a window overlooking the front.

### Kitchen

12'10" x 9'11" (3.93m x 3.03m)

The kitchen is equipped with a selection of wall and base cabinets featuring a timber effect, complemented by worktop surfaces. It includes a one and a half bowl stainless steel sink with a mixer tap, a four-ring gas hob with an extractor fan above, an electric oven, wine racks ample space for a dishwasher and fridge freezer. Part tiled walls add to its functionality. The kitchen also offers a radiator, power points, kick board lighting, and porcelain tile flooring. A window overlooks the rear garden, filling the space with natural light.

### Utility Room

This area houses the wall mounted boiler and includes

plumbing for a washing machine. Part tiled walls and porcelain tile flooring. A side door provides convenient access outside.

### Cloakroom

The room is fitted with a sleek two-piece suite, featuring a low flush wc and a floating wash hand basin. The space is adorned with porcelain tile flooring and includes an extractor fan, a mirror, and a radiator for added convenience and comfort.

### Dining Room

9'3" x 8'4" (2.83m x 2.55m)

The dining room is conveniently situated adjacent to the kitchen, accessible through an open archway. It features a rear-facing window and creates a welcoming and functional space for enjoying meals and entertaining.

### Stairs & Landing

Ascend the turned staircase, which leads to the landing. Here you'll find a loft hatch and storage cupboard that houses the hot water cylinder.

### Master Bedroom

13'9" x 9'9" (4.21m x 2.99m)

With views looking towards the picturesque hillside of Abergele, this room includes everything you need for comfort and convenience.

### Ensuite

6'2" x 5'2" (1.89m x 1.59m)

The room is fitted with a tasteful three-piece suite, featuring a low flush wc, a pedestal wash hand basin, and a shower cubicle. It includes a radiator to keep the space cosy and comfortable. An obscure glazed window ensures privacy while allowing natural light to filter in.

## Bedroom Two

12'9" x 9'1" (3.90m x 2.77m )

Discover another spacious room. This room offers a window overlooking the rear and ensuite facility.

## Ensuite

6'4" x 6'2" (1.94m x 1.89m)

The ensuite is tastefully fitted with a three-piece suite, which includes a low flush wc, a pedestal wash hand basin, and a shower cubicle. It features an extractor fan to maintain ventilation, an obscure glazed window for privacy, porcelain tile flooring for a sleek look, and a radiator for added comfort. The ensuite combines functionality and style to create a pleasant and practical space.

## Bedroom Three

11'1" x 10'7" (3.38m x 3.23m)

Situated at the front of the property with window providing a pleasant outlook.

## Bedroom Four

10'6" x 8'4" (3.21m x 2.56m)

Situated at the rear of the property with window.

## Bedroom Five

9'7" x 7'6" (2.94m x 2.30m)

Situated at the rear of the property with window.

## Bathroom

8'5" x 6'5" (2.58m x 1.98m)

The main family bathroom is fitted with a stylish three-piece suite, consisting of a low flush wc, a pedestal wash hand basin, and a panel bath. It includes an extractor fan for proper ventilation, part tiled walls for an elegant touch, a radiator for warmth, an obscure glazed window for privacy, and porcelain tile flooring for a clean and contemporary look. The bathroom combines functionality and aesthetics, providing a relaxing space for personal care.

## External

Within the large rear garden, you'll find a mainly lawned area with a paved patio, gravel borders, and a charming timber summer house. The entire garden is fully enclosed by timber fencing, providing privacy and security. At the front of the property, there is driveway parking available, leading to the double garage, which offers power and light. The garage measures 5.33m x 5.13m (17ft 6 x 16ft 10). Additional parking space is provided on the gravel areas. Adjacent to the parking area, there is a level lawn that is beautifully lined with a stone wall and paved pathways. Timber fencing and gates open to the side of the property, offering additional parking options.



## Road Map



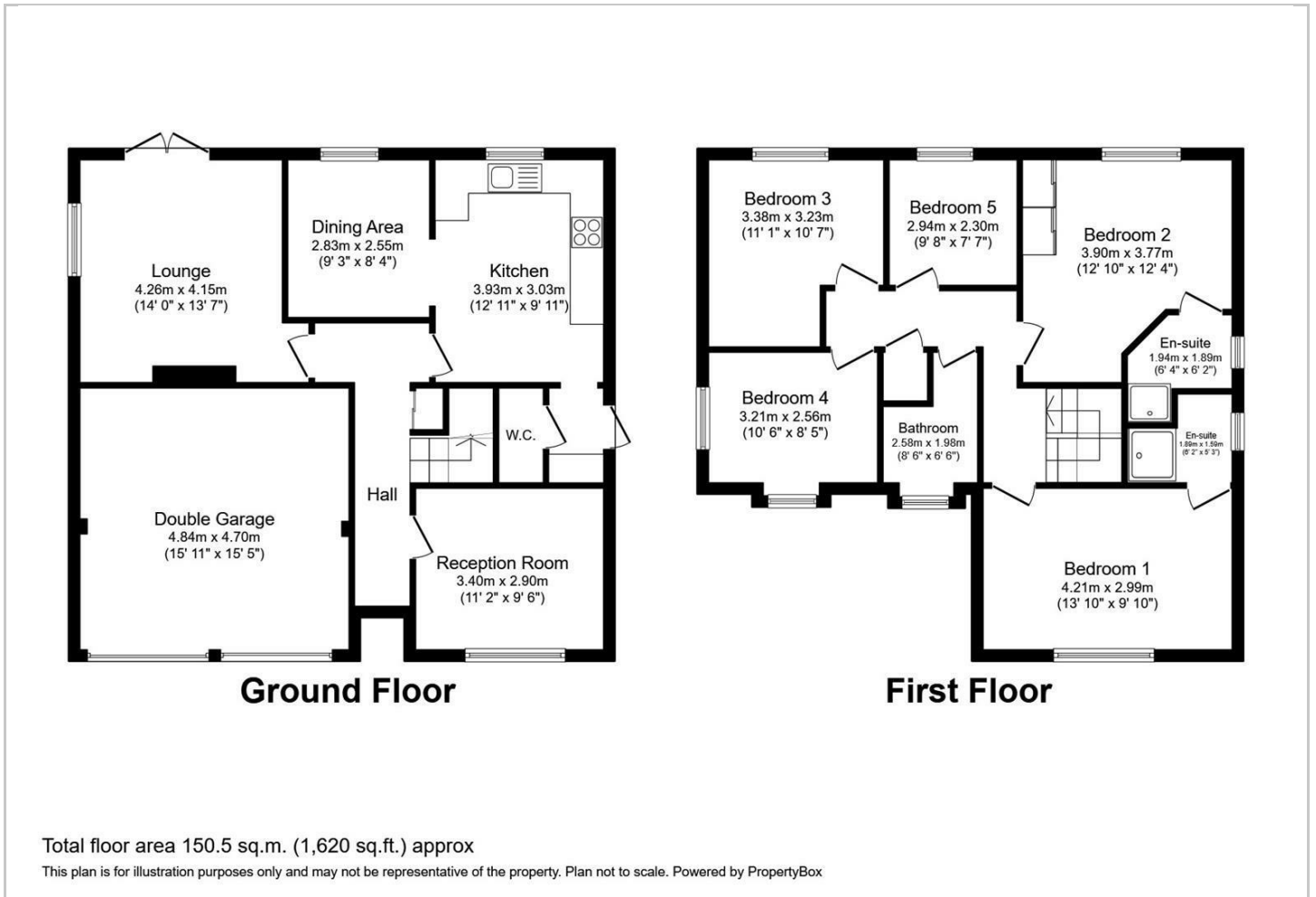
## Hybrid Map



## Terrain Map



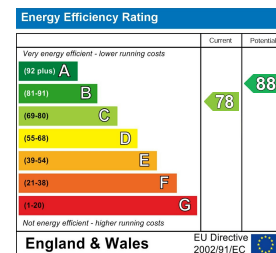
## Floor Plan



## Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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