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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Detached Five Bedroom, Three Storey Home Located In A Corner Plot

Description

A stunning and immaculately presented five bedroom, three storey home situated in an attractive and private corner plot in the highly sought after Acrau Hirion, on the outskirts of the historic walled town of Conwy, enjoying spectacular views of the mountains and countryside to the rear. This is a well-planned and spacious property offering versatile family living. The property is ideally located for walking distance into town, local amenities, Marina and a short drive to Llandudno and the A55. This property must be viewed to fully appreciate all it has to offer in it's fantastic location & position.

The accommodation comprises to the ground floor; Entrance Hallway, Living Room, and open plan Kitchen/Diner/Family Room with double doors out onto the garden where the views can be enjoyed at their best. The modern Kitchen benefits from a gas hob, electric oven, integrated fridge, freezer and dishwasher with breakfast bar area, making it a fantastic entertaining space. From the Kitchen there is a Utility Room with further cupboard space and storage with access to the side of the property. To the first floor: there are four double Bedrooms, one with a modern Ensuite and the Family Bathroom with separate shower and bath. To the second floor: Spacious Master bedroom with spectacular views over the countryside with Ensuite Shower Room, and a study.

Outside to the front; there is a low maintenance garden with established borders, large driveway with ample parking leading to a single garage with up and over door. To the rear; there is a lovely, landscaped garden with separate seating areas, space for a hot tub with grass laid to lawn, paved patio area and a raised decked area, fenced and hedged boundaries and side gated access. The rear of the plot extends on a slope below the decked area, accessed via steps where a sizeable garden shed is located at the bottom. UPVC double glazing throughout and gas central heating.

- * A STUNNING FIVE BEDROOM, THREE STOREY FAMILY HOME ON THE OUTSKIRTS OF CONWY
- * EXCEPTIONAL COUNTRYSIDE VIEWS TO THE REAR
- * LANDSCAPED GARDENS TO THE FRONT & BACK
- * BEAUTIFUL OPEN PLAN KITCHEN/FAMILY ROOM WITH SEPARATE UTILITY
- * OCCUPYING A LARGE, PRIVATE CORNER PLOT
- * SINGLE GARAGE AND AMPLE OFF-ROAD PARKING

Lounge

18' 1" x 11' 5.51m x 3.35m



Kitchen/Family Room

26' 5" x 15' 3" 8.05m x 4.65m



5 Bedroom Detached 3 Storey House

17 ACRAU HIRION
CONWY
LL32 8AP

**OFFERS IN THE REGION OF
£550,000**

REDUCED FROM £595,000
Reference Number: FP7849

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

Acrau Hirion is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelrys, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

Directions

From our Conwy office turn left onto Uppergate Street, proceed through the arch and continue onto Sychnant Pass Road, continue up the hill, turn left into Acrau Hirion where number 17 can be found at the end on the right.

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: B

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Detached Five Bedroom, Three Storey Home Located In A Corner Plot

Utility Room

5' 7" x 5' 1" 1.70m x 1.55m

Garage

16' 5" x 8' 7" 5.00m x 2.61m

Bedroom Two

13' 5" x 11' 4.09m x 3.35m



Bathroom

8' 8" x 7' 2.64m x 2.13m



Master Bedroom

17' 6" x 15' 11" 5.34m x 4.85m



En-Suite Shower Room

7' 6" x 3' 9" 2.28m x 1.14m

Bedroom Three

12' x 9' 5" 3.66m x 2.87m



En-Suite Shower Room

8' 7" x 5' 11" 2.61m x 1.80m



Bedroom Four

12' 5" x 8' 7" 3.78m x 2.61m



Study

8' 9" x 8' 7" 2.66m x 2.61m



Bedroom Five

9' 4" x 8' 8" 2.84m x 2.64m



5 Bedroom Detached 3 Storey House

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