



9 Bryn Hyfryd Park  
Conwy LL32 8PF



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# 9 Bryn Hyfryd Park

Conwy LL32 8PF

£645,000

An individually designed detached four bedroom residence occupying a split level site in a sought after coastal area, enjoying attractive distant views towards the surrounding hills and sideways towards the Great Orme.

Tenure: Freehold - EPC: E - Council Tax: G

The property offers spacious and versatile family accommodation with the benefit of central heating and double glazing. The accommodation briefly comprises: reception hall, cloakroom, lounge, conservatory, dining room, kitchen/diner, utility room, four bedrooms, ensuite bathroom and Jack and Jill bathroom.

The property is approached via a paved driveway providing off road parking and access to a large integral garage at lower ground floor level. The gardens are an attractive feature, arranged around the property with lawned areas, established shrubs, mature hedging, stone walling and paved seating areas, providing a pleasant setting with a good degree of privacy.

A substantial and well positioned family home offering generous accommodation, excellent garaging and parking, and attractive gardens in a desirable residential location.



## 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 13'10" x 13'7" (4.23m x 4.15m)

Feature glass and timber balustrade central staircase leading off to first floor level. Solid timber flooring, radiators, timber clad ceiling with inset spotlighting, timber and glazed doors leading off, uPVC double glazed windows. Built-in cloaks cupboard housing alarm panel. Twin bevelled 15 unit glazed doors leading to Lounge.

Rear of Hallway -stairs lead down to external door which opens onto lower level parking area and garage.

Lounge 18'7" x 13'1" (5.68m x 4.0m)

Feature fireplace surround with tiled inset and hearth, coved ceiling, wall lights, uPVC double glazing window overlooking front enjoying views, two double panel radiators, floor to ceiling side windows, twin timber and glazed doors leading to rear Conservatory,

Conservatory 11'7" x 11'9" (3.54m x 3.6m)

uPVC double glazed French doors leading onto rear garden, sea views towards The Great Orme, double panel radiator, wall lights.

Cloak Room

Low level w.c. pedestal wash handbasin, tiled floor and walls, uPVC double glazed window.

Dining Room 12'5" x 12'2" (3.79m x 3.73m)

Coved ceiling, radiator, double glazed French doors leading onto rear patio.

Kitchen / Diner 17'8" x 12'5" (5.41m x 3.79m)

Fitted range of base and wall cupboards, tall cupboard, integrated fridge/freezer, oven and microwave, four plate ceramic hob with canopy stainless steel extractor above, peninsular breakfast bar sub-dividing from dining area, uPVC double glazed French doors leading onto rear patio, double panel radiator.



Utility Room 12'6" x 6'3" (3.82m x 1.92m)

Fitted base units, inset sink, dishwasher, plumbing for washing machine, radiator, uPVC double glazed door leading to rear. Built-in cupboard housing Valiant central heating boiler and cylinder cupboard.

Bedroom 4 14'7" x 9'8" (4.46m x 2.96m)

uPVC double glazed window overlooking front enjoying views, radiator, TV point, telephone point, coving.

First Floor

Landing, double panel radiator, uPVC double glazed window enjoying views across front.

Bedroom 1 (main bedroom) 17'7" x 12'4" (5.37m x 3.78m)

uPVC double glazed window overlooking side elevation enjoying sea views towards Deganwy and The Great Orme, coved ceiling, radiator.

Bathroom En-Suite 13'8" x 13'7" maximum (4.17m x 4.15m maximum)

Jacuzzi bath, bidet, low level w.c. 'his and hers' vanity units, mirror and light, uPVC double glazed window, double panel radiator, built-in linen cupboard.

Bedroom 2 17'7" x 15'11" (5.36m x 4.87m)

Overlooking front of property, double glazed window, double panel radiator, coved ceiling.

'Jack and Jill' Bathroom 10'8" x 6'3" (3.26m x 1.92m)

Panelled bath, corner shower enclosure, concealed cistern w.c. mirror and light.

Bedroom 3 14'1" x 11'5" (4.31m x 3.5m)

Access to roof space, radiator, TV point.

Lower Level Garage 22'4" x 18'8" (6.83m x 5.71m)

With internal staircase leading up to first floor. Electric automatic doors, driveway parking.



## Outside

The property stands within attractive, established gardens enjoying a pleasant degree of privacy together with distant coastal and hillside views. To the front there are landscaped gardens with mature shrubs, ornamental trees and stone walling creating an attractive approach to the house.

To the rear is a good sized enclosed garden laid mainly to lawn with paved patio seating areas adjoining the conservatory, ideal for outside dining and entertaining. The gardens are bordered by mature hedging and well stocked flower and shrub beds with a variety of established plants and ornamental bushes.

## Garage and Parking

A spacious integral double garage with electrically operated up and over door provides excellent storage and parking facilities together with power and lighting connected. To the front is a wide brick paved driveway providing ample off-road parking and turning space.

## Services

Mains water, electricity, gas and drainage.

## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

## 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 G

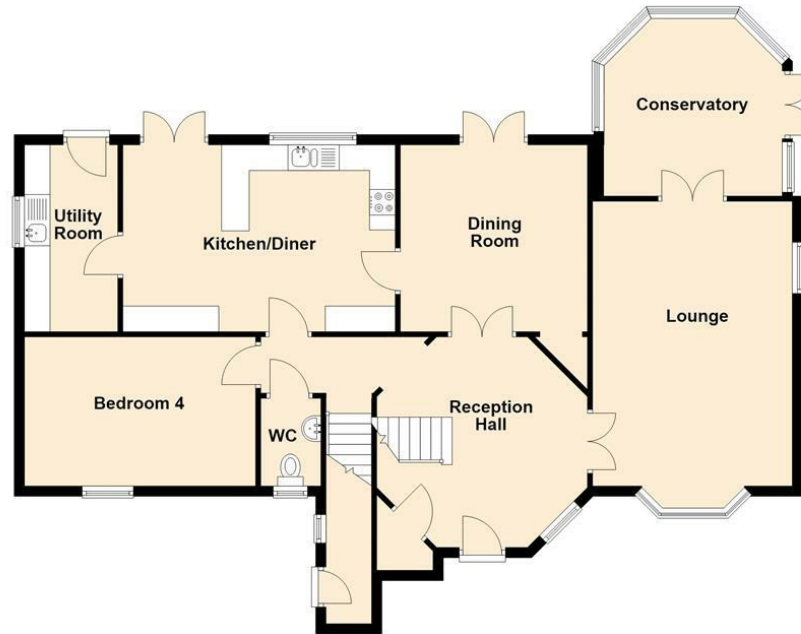
## Directions

From the agents office continue up Uppergate Street through the archway and up Sychnant Pass Road, Turn right into Bryn Hyfryd Park and follow the road round and the property will be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 114.9 sq. metres (1236.9 sq. feet)



**First Floor**  
Approx. 76.6 sq. metres (824.3 sq. feet)



Total area: approx. 191.5 sq. metres (2061.2 sq. feet)

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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