



Nant Uchaf Fairy Glen Road
LL34 6YU



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£575,000

A beautifully appointed and sympathetically renovated detached country residence occupying a delightful secluded setting within the hamlet of Fairy Glen, surrounded by breathtaking countryside and commanding stunning views towards the surrounding hills and mountain scenery.

Tenure: Freehold -EPC G - Council Tax: E

Extensively redesigned, remodelled and extended in recent years to provide luxurious, immaculately presented accommodation finished to a particularly high standard throughout with much attention to detail. Character features blend effortlessly with modern fittings creating an impressive family home or lifestyle property in a highly desirable rural setting.

The accommodation benefits from gas central heating and double glazing and briefly affords spacious lounge with feature fireplace and multi fuel stove, impressive open plan contemporary kitchen/dining room with vaulted ceiling and large glazed doors opening onto the patio and garden, three bedrooms and modern bathroom suite.

Externally, the property stands within attractive well maintained grounds with a large level lawned garden, extensive paved seating and entertaining areas, ample private parking and attractive stone wall boundaries. The setting and views must be seen to be fully appreciated.



Location

Located in the picturesque rural setting known as 'Fairy Glen' near Capelulo, Dwygyfylchi at the bottom of the Sychnant Pass within the Snowdonia National Park. The village has a Golf Club, Bowling Green and Primary school. Located close to the main A55 Expressway and approximately 3 miles from the walled medieval town of Conwy.

Entrance Vestibule:

uPVC farmhouse style front door leading into Entrance Vestibule, cupboard housing electric meters, cloaks cupboard, uPVC double glazed window, tiled flooring.

Shower Room: 6'2" x 6'0" (1.88 x 1.83)

Glazed shower unit with rainforest shower head, low flush w.c. wash handbasin, ladder style heated towel rail, extractor fan, fully tiled walls, tiled flooring, inset spotlighting.

Inner Hall:

Radiator.

Lounge: 22'10" x 14'1" (6.98 x 4.31)

Feature inset inglenook style fireplace with wood burning stove, ample uPVC double glazed windows with views around the property, patio doors leading to courtyard garden, laminated flooring, two radiators.

Kitchen: 17'1" x 11'8" (5.23 x 3.58)

Fitted with modern contemporary range of base, wall and larder style units, inset 1.5 stainless steel sink unit, integrated dishwasher, integrated fridge/freezer, contemporary work surface over, part tiled walls, tiled flooring, Velux windows to ceiling, exposed part stone wall, radiator, stunning views towards Sychnant Pass.

Utility Room: 6'0" x 4'3" (1.83 x 1.32)

Gas central boiler, plumbing for washing machine, space for tumble dryer.

First Floor:

Feature staircase leading to first floor with glass panelling, inset spotlighting.



Bedroom 1: 12'8" x 9'4" (3.88 x 2.87)
uPVC double glazed windows with views towards
Sychnant Pass, laminate flooring, radiator.

Bedroom 2: 12'6" x 11'3" (3.83 x 3.45)
Double aspect uPVC double glazed windows, radiator,
laminate flooring.

Bedroom 3: 11'3" x 10'5" (3.45 x 3.20)
Double aspect uPVC double glazed windows, radiator,
laminate flooring.

Bathroom: 7'5" x 5'6" (2.28 x 1.70)
Panelled bath, low flush w.c. wash handbasin, fully tiled
walls, tiled flooring, inset spotlighting, uPVC double
glazed window.

Outside:

To the front there is a block paved driveway area for
several cars, paved patio areas with original exposed stone
walls. Raised patio area and a further lawned area.

Services:

Mains water, electricity and drainage connected to the
property. LPG Bottled gas.

Directions

Proceed from the agents office towards Bangor along the
A55, take a left into Dwygyfylchi and continue passed the
Church and continue into the village taking fourth left up
Gogarth Avenue, straight across the crossroads into Cae
Cyd Road up to Conwy Old Road, turn left passing the
golf course on your left hand side, continue into Capelulo
and turn right just before the Fairy Glen Pub and follow the
narrow road which leads to Nant Ucaf.

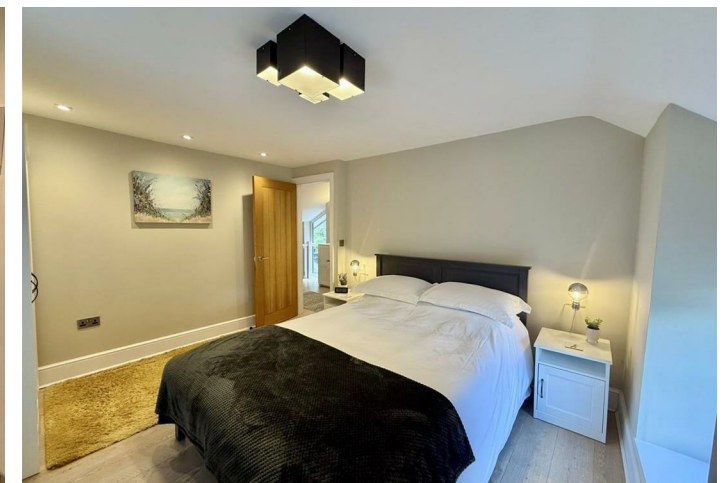
Council Tax Band:

Conwy County Borough Council tax band E

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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F		
(1-20) G	13	
<i>Not energy efficient - higher running costs</i>		
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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