



## Pleasant View St. Agnes Road, Conwy, LL32 8RY Offers in excess of £490,000

\*\*\* BREATHTAKING COUNTRYSIDE VIEWS \*\*

A superb opportunity to purchase this spacious and characterful home which adopts a stunning elevated position, highlighting the substantial floor space and over looks the beautiful Conwy countryside.

With good access into this pretty town which has plenty of shops, bars, restaurants, schools and super markets, and is just over the estuary to the popular resort of Llandudno Junction. This home must be seen to appreciate the accommodation on offer.

This property is approximately 2700 sq foot and briefly consists: **GROUND FLOOR:** Entrance porch, welcoming hallway with stairs to the first floor, a door to the study with bay fronted window and snug with central fireplace and bay fronted window. The lounge is 26ft with additional staircase to the east side of the property with doors leading to the garden. A fitted kitchen with plenty of space, wall units and storage along with a utility and downstairs WC. The conservatory with doors to the garden complete the ground floor living space. **FIRST FLOOR:** First floor landing with doors leading to four double bedrooms and the house bathroom, an additional bedroom/dressing room with door leads to the master bedroom with separate staircase and en-suite shower room. **LOWER GROUND FLOOR -** A cellar with stairs and garage.

Outside: At the front is a beautifully landscaped garden with a private gated entrance and drive that leads to the garage. Steps lead to the tiered garden with plenty of mature shrubs, trees and a part wall to perimeter. To the REAR is a further stunning garden with patio area and decking area along with lawn and summer house.



**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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