



Cae Ffynnon Bryn Y Bia

Llandudno LL30 3AT



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Llandudno LL30 3AT

£745,000

An impressive detached residence set within generous, beautifully maintained gardens, enjoying a private setting and attractive open outlook.

Council Tax: H EPC: D- Council Tax: H

Occupying a generous plot within one of the area's most sought-after residential settings, this substantial four-bedroom family home enjoys an enviable position in the popular Bryn y Bia area on the outskirts of Llandudno. Set within mature, well-established gardens and benefiting from private parking and a garage, the property offers an exceptional opportunity to acquire an elegant home of character and space, perfectly suited to family living.

Internally, the accommodation is both generous and well-balanced, enjoying excellent natural light and attractive outlooks over the gardens. Throughout, the property retains a sense of character and warmth, with well-maintained interiors and a layout that lends itself to both comfortable everyday living and entertaining.

The gardens are a particular feature – predominantly laid to lawn and bordered by mature shrubs and trees, creating an attractive and private setting. Reputed to have been designed by the renowned architect Clough Williams Ellis (although not verified), the combination of space, setting and position within this highly regarded location makes this a rare opportunity.

INSPECTION HIGHLY RECOMMENDED



Location

Located amongst similar period properties in a quiet and desirable residential area on the Little Orme, within walking distance of local shops, the seafront, and transport links, this is a rare opportunity to acquire a substantial and refined family home in a sought-after coastal setting.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

Double panel radiator, timber and glazed door, balustrade staircase leading off to first floor level, telephone point, coved ceiling, wall lights.

Cloak Room

High level suite, wash basin, wall tiling, cloak hooks.

Kitchen 14'5" x 10'10" (4.4m x 3.31m)

Fitted range of base and wall units with complimentary worktops, five ring gas hob with canopy extractor above, 1.5 bowl sink with mixer tap, split level stainless steel oven and grill, integrated dishwasher, serving hatch leading to former Dining Room (now used as Snug).
uPVC double glazed window overlooking side elevation, walk-in larder cupboard with range of shelving, archway leading to Breakfast Room.

Breakfast Room 9'10", 10'4"11" x 6'6" (3,32m x 2.0m)

uPVC double glazed window overlooking rear, double panel radiator.

Utility and Rear Entrance 9'6" x 7'11" (2.91m x 2.43m)

Built-in cupboard housing central heating boiler with cylinder above, space for freezer, dryer and plumbing for automatic washing machine, single drainer sink with base cupboard. Twin doors leading to outside patio area.



Snug (former Dining Room) 11'10" x 11'2" (3.63m x 3.42m)

French doors leading onto side sun terrace overlooking rear garden enjoying a sunny aspect, TV point, feature fireplace surround with inset marble hearth, coved ceiling, double panel radiator.

Lounge 24'10" x 24'8" (7.57m x 7.52m)

Two double panel radiators, feature curved rear wall with inset portrait windows, French doors leading onto rear sun terrace enjoying a sunny aspect and views. Feature marble fireplace surround with open grate, coved ceiling, wall lights.

Dining Room 15'10" x 9'10" (4.85m x 3.0m)

Coved ceiling, double panel radiator, uPVC double glazed window overlooking front, sliding patio doors leading onto rear Conservatory (3.0m x 3.0m) single glazed windows, tiled floor, door leading through to side garden.

First Floor Landing

Double panel radiator, wall lights, coved ceiling, built-in linen and storage cupboard with radiator.

Bedroom 1 17'10" x 15'11" (5.45m x 4.87m)

Three windows overlooking rear enjoying superb coastal views overlooking Llandudno Bay and the Great Orme. Built-in wardrobes along one wall, radiator, coved ceiling. Jack and Jill En-Suite Shower Room; shower and washbasin, radiator, wall tiles, mirror.

Bedroom 2 15'10" x 13'10" (4.84m x 4.22m)

uPVC double glazed window overlooking front and side elevation, radiator.

Bedroom 3 18'0" x 10'10" (5.5m x 3.32m)

uPVC double glazed corner windows enjoying extensive views over Llandudno Bay, double panel radiator, built-in storage cupboard.

Bedroom 4 11'11" x 11'2" (3.64m x 3.41m)

uPVC double glazed window overlooking rear, built-in cupboard, radiator.



Bathroom 6'3" x 5'10" (1.92m x 1.79m)

Panelled bath with shower above, shower screen, pedestal wash handbasin, radiator, wall tiling, uPVC double glazed window.

Separate w.c. with low level suite, wall and floor tiling.

Outside

The property is approached via a private driveway providing ample off-road parking and access to the garage. The front garden is thoughtfully landscaped, while to the rear and side lie extensive lawned gardens with well-stocked borders, offering a high degree of privacy and a delightful setting for outdoor enjoyment. Superb patio area for al-fresco dining and entertaining, Garden pond, Rear sun terrace with direct access from Lounge and snug.

Services

Mains water; electricity; gas and drainage are connected to the property.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. 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 H

Directions

From Llandudno proceed along the shore line heading in the direction of Penrhyn Bay, as one climbs up the Little Orme at Craigside, turn right into Bryn Y Bia Road and follow the road round to the left and the property will be viewed a short distance on the left hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<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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