



Bryn Derwen Bangor Road Penmaenmawr LL34 6ND

£249,500

A substantial and beautifully presented Victorian end terrace residence, set over four storeys to the rear, offering generously proportioned accommodation and stunning coastal views.

Tenure: Freehold - EPC: D - Council Tax: D

Bryn Derwen occupies a prominent position just a short walk from the centre of Penmaenmawr, a charming coastal town situated between the Menai Strait and the foothills of Snowdonia. This attractive stone-built property, with its striking bay windows, decorative brickwork and gabled rooflines, has been sympathetically modernised and enhanced in recent years, blending original character features with contemporary comforts.

Internally, the accommodation is arranged across four floors to the rear (three to the front) and benefits from gas central heating and double glazing throughout.

To the rear is a private courtyard-style area, offering low maintenance outdoor space with room for seating, dining or barbecuing, perfect for summer evenings.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





Location

Ideally situated for access to local shops, cafes, schools and Penmaenmawr's popular seafront. Excellent transport links via the A55 expressway place the property within easy reach of Conwy, Bangor and beyond, while nearby walking and hiking trails provide a gateway to the scenic beauty of Snowdonia National Park.

Ground Floor

Integral Entrance Porch

Radiator, Minton flooring, uPVC double glazed front door, archway to reception hall with radiator, laminated floor, dado rail and coving.

Lounge

12'10" x 15'9" (3.93m x 4.81m)

Large bay window overlooking front, feature Adam style fireplace surround, wall lights, radiator, cast iron multi fuel stove.

Dining / Sitting Room

11'9" x 17'9" (3.59m x 5.42m)

Feature marble fireplace surround and hearth, double panel radiator, picture rail and coving, balustrade and spindle staircase leading off to first floor level, uPVC double glazed window overlooking rear enjoying sea views. Open access to Kitchen.



Kitchen

9'10" x 9'7" (3.0m x 2.94m)

Fitted range of base and wall units, sink, plumbing for dishwasher, integrated oven and grill, five ring hob with canopy extractor, spice rack, space for fridge and freezer. uPVC double glazed window overlooking rear enjoying views. Enclosed staircase from Dining / Sitting room leads down to lower ground floor level.

Room 1

17'10" x 11'9" (5.44m x 3.59m)

Feature former fireplace, radiator, uPVC double glazed window to rear, understairs storage cupboard and cloak room with low level w.c. and vanity wash basin, towel rail, extractor fan and tiling.

Walk in Store Cupboard

5'8" x 5'10" (1.74m x 1.79m)

With electric meters.

Utility Room

9'10" x 9'6" (3.0m x 2.92m)

Base and wall units, single drainer sink, wall mounted central heating boiler, plumbing for automatic washing machine and space for dryer, uPVC double glazed window and door to rear.

First Floor Landing

With further staircase leading to second floor, built in wardrobe and storage cupboard, coved ceiling, radiator.

Bedroom 1

15'9" x 10'11" (4.82m x 3.35m)

Radiator, cast iron fireplace, laminated floor, two uPVC double glazed windows to front.

Bedroom 2

12'4" x 6'4" (3.77m x 1.95m)

Radiator.

Bedroom 3

11'0" x 11'10" (3.36m x 3.61m)

Cast iron fireplace surround, radiator, laminated floor.

Bathroom

9'8" x 9'7" (2.95m x 2.94m)

Four piece suite comprising; corner shower enclosure, panelled bath, vanity wash basin, low level w.c. chrome heated towel rail, radiator, wall and floor tiling.

Second Floor

Cloak Room

Vanity washbasin, w.c. towel rail, extractor fan.



Bedroom 4

15'8" x 17'3" (4.79m x 5.27m)

uPVC double glazed window overlooking front, cast iron fireplace, two radiators, access to roof space.

Bedroom 5

12'0" x 10'6" (3.66m x 3.21m)

uPVC double glazed window overlooking rear enjoying views towards Puffin Island, Anglesey and the Great Orme, cast iron fireplace surround.

Outside

Small forecourt area to front of property, side access leading down to rear courtyard style garden with further access leading onto rear service lane.

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. 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 D

Directions

Proceed from Conwy along the A55 and turn off at the roundabout towards Penmaenmawr, follow the road through the village, passing Spar on the left and then the Co-op on the left, continue through the village and Bryn Derwen will be viewed on the right hand side, just after the entrance to the quarry on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 or 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 opinion must be treated as given on the same basis as these particulars.

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