



Ty Cornel Mountain Road  
Conwy LL32 8PU



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

# Ty Cornel Mountain Road

Conwy LL32 8PU

£495,000

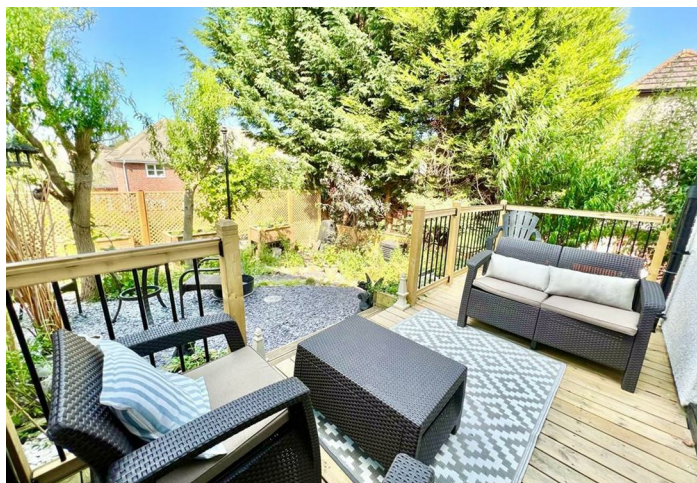
A superb four bedroom family home occupying a pleasant corner plot in a popular and sought after setting in the Cadnant Park area of Conwy.

Situated just off Cadnant Park in an area popular for level access to Conwy town centre and access to popular walks on Conwy Mountain.

This beautifully presented home offers a fine blend of contemporary design and build whilst embracing traditional features throughout. Impressive vaulted reception hall with galleried seat landing above and skylight windows providing natural daylight throughout the ground floor open plan kitchen and dining room.

Central heating and double glazing, a superb energy efficient home with well proportioned rooms and outside seating areas. Affording reception hall, dining room and breakfast kitchen, large living room opening onto rear terrace, inner hall, bedroom 4/study, utility room, shower room. Spacious first floor galleried landing and seating area, bedroom 1 with en-suite and walk-in wardrobe, bedroom 2 with walk-in wardrobe, bedroom 3, bathroom. Off road parking, well established gardens.

Viewing highly recommended.



## Location

### Conwy

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 measurement

French Doors from front leading to:

Open Plan Reception Hall, Dining Room & Breakfast  
33'5" m x 13'1" (10.2 m x 4m)

### Reception Area:

Vaulted ceiling and overhead galleried landing; inset velux windows providing superb daylight to ground floor and first floor areas. Turn staircase leading off to first floor level, tiled floor; square bay and French windows to front elevation.

### Dining Area:

Double glazed windows to side elevation; double panelled radiator; sliding pocket doors leading onto lounge.

### Kitchen:

Fitted range of base and wall cupboards with solid timber worktops; inset twin bowl Belfast style porcelain sink with mixer tap; integrated dishwasher; Range Master cooking range with canopy extractor above; wall tiling; inset spotlighting; space for American fridge with wrap-around fitted units and pull-out larder cabinets; coved ceiling; double glazed windows overlooking rear; central island with breakfast bar and fitted cupboards below; wall display shelving.

### Lounge: 21'7" x 13'1" (6.6m x 4m)

Feature recessed fireplace housing multi-fuel stove, timber lintel above and tiled hearth; coved ceiling; column radiators; telephone point; TV point; uPVC double glazed windows; French doors leading onto rear decked sun terrace.

### Inner Hall:

Built-in cupboards and understairs storage cupboard housing electric meters; cylinder cupboard; large hot water cylinder.



Bedroom 4/Study: 10'2" x 9'10" (3.1m x 3m)  
uPVC double glazed window overlooking front; TV and telephone point; radiator.

Utility Room: 16'4" x 13'9" (5m x 4.2m)  
(Including hallway and shower Room). Fitted base units with single drainer sink; plumbing and space for automatic washing machine and dryer; built-in store cupboards; double panelled radiator; wall shelving; space for fridge freezer; tall cupboard; uPVC double glazed window overlooking rear; double glazed door leading to rear of property. Wall mounted 'Worcester' central heating boiler.

Shower Room:  
Shower enclosure with folding glazed screen, mains chrome shower head; vanity wash basin with mirror and light above, low level WC.

## FIRST FLOOR

Large Galleried Landing: 13'1" x 13'1" (4m x 4m)  
Vaulted ceiling; balustrade overlooking lower ground floor reception hall. Large double glazed velux windows; two built-in storage cupboards with hanging and shelving.

Master Bedroom - Bedroom No 1: 21'3" x 13'5" (6.5m x 4.1m)  
(Including en-suite and walk-in wardrobe). uPVC double glazed windows overlooking side and front elevation; TV point; double panelled radiator.

En-suite Shower Room:  
Corner shower cubicle, vanity wash basin with mirror and integrated light above, low level WC; radiator; velux double glazed window. Walk-in wardrobe with hanging and storage space.

Bedroom No 2: 16'4" x 10'2" (5m x 3.1m)  
uPVC double glazed windows overlooking front; radiator;

Walk-in Dressing Room: 4'11" x 6'6" (1.5m x 2m)  
With variety of shelving and hanging space.

Bedroom No 3: 13'1" x 11'5" (4m x 3.5m)  
(Including build-in wardrobes to either side of doorway). uPVC double glazed window overlooking rear; radiator; access to roof space.



Bathroom: 7'0" x 6'10" max. (2.15m x 2.1m max.)

Three piece suite comprising panelled bath with mixer tap shower above, wall tiling, vanity wash basin with mosaic tiled splashback, mirror above and low level WC; double panelled radiator; velux double glazed window.

#### Outside:

The property commands a superb corner plot enjoying sunny aspect with large off road parking for several vehicles, established gardens with attractive seating area, shrubs and plants. Rear timber garden store shed/workshop; outside power points and lighting. Raised decked sun terrace wrapping around rear corner elevation. Rockery garden.

#### Services:

Mains water, electricity, gas and drainage connected to the property, gas fired central heating.

#### Council Tax Band:

Conwy County Borough Council tax band ' F'.

#### 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](mailto: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) <b>A</b>                                 |                            | <b>85</b>   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | <b>79</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</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<br>2002/91/EC |  |



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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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