



The Willows, Mountain Road  
Conwy LL32 8PU



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

# The Willows, Mountain Road

Conwy LL32 8PU

£475,000

A beautifully presented detached dormer-style bungalow occupying a generous corner plot in the highly regarded Cadnant Park/Mountain Road area of Conwy, within easy walking distance of the town centre, local shops, amenities and access onto Conwy Mountain and surrounding scenic walks.

Tenure: Freehold - EPC TBA -Council Tax: D

Thoughtfully refurbished and upgraded 'Arts and Crafts' style home offering stylish, spacious and versatile accommodation, ideally suited to a range of buyers including families, downsizers and those seeking a well-appointed home in one of Conwy's most desirable residential settings.

The property enjoys a warm and welcoming feel throughout, with well-maintained and tastefully presented interiors that are ready to move into. At the heart of the home is a superb open-plan kitchen, dining and living space, creating an ideal layout for modern day living and entertaining.

A large conservatory extends across the rear elevation, providing an excellent additional reception and dining area, making it a particularly enjoyable space throughout the seasons.

The accommodation offers three bedrooms and two bathrooms, providing flexibility for family life or visiting guests. The bedrooms are all well presented, while the bathroom and shower room have been finished to a high standard in keeping with the overall quality of the property.

The home stands within a substantial landscaped corner plot with attractive gardens designed for ease of maintenance and enjoyment. There is also a detached garage and driveway parking.



## Location

Situated in a popular and convenient residential location, the property is within easy reach of Conwy town centre, with its range of shops, cafés, amenities and historic charm, while nearby access to Conwy Mountain offers excellent opportunities for walking and enjoying the surrounding countryside.

The Accommodation Affords:  
(Approximate measurements only)

### Covered Front Entrance

Inset spotlighting, tiled floor, uPVC double glazed door leading through to:

### Reception Hall

Balustrade staircase leading off to first floor level, radiator, oak doors leading off, coved ceiling.

### Rear open plan Kitchen & Living Room 12'9" x 12'4" (3.91m x 3.77m)

Fitted base and wall units with granite worktops, concealed lighting, integrated dishwasher, oven with four ring gas hob, canopy glass and stainless steel extractor above, space for fridge and freezer, central island with breakfast bar and units below, radiator, uPVC double glazed window overlooking side of property. . Understairs storage cupboard, double glazed door leading to rear Conservatory.

### Lounge 12'5" x 14'10" (3.8m x 4.53m)

Feature recess fireplace with oak lintel, slate hearth, log burning stove, uPVC double glazed window to side, double panel radiator, coved ceiling, TV point, French doors leading onto rear Conservatory which extends along the whole rear elevation.

### Downstairs Bedroom 1 12'4" x 10'5" (3.78m x 3.18m)

Bow uPVC double glazed window overlooking front, radiator. wall lights.



Shower Room 9'10" x 5'2" (3.0m x 1.6m)

Large walk-in shower with glazed screen and waterfall style shower head, low level w.c. vanity wash basin, marble effect walling, coved ceiling, uPVC double glazed window, ladder style heated towel rail.

Rear Conservatory 8'0" x 24'0" (2.45m x 7.34m)

Timber effect Karndean flooring, uPVC double glazed windows and roof, French sliding patio doors leading onto rear garden, side French door.

#### First Floor

Small landing with recess store or study area with Velux window over.

Bedroom 2 12'4" x 14'11" maximum (3.78m x 4.57m maximum)

Built-in wardrobe, dormer style window overlooking front enjoying extensive views, uPVC double glazed window overlooking side with view over gardens.

En-suite Shower Room; low level w.c. wash basin, shower, extractor fan.

Bedroom 3 14'11" x 9'1" maximum (4.56m x 2.78m maximum)

Built-in wardrobe, which also leads to eaves storage area, radiator, built-in drawer storage units.

#### Outside

The property stands in wonderful landscaped gardens, mainly laid to lawn with a variety of established shrubs and plants, long concreted driveway leads to a detached car garage, ample off-road parking for several vehicles.

#### Services

Mains water, electricity, gas and drainage are connected.

#### Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

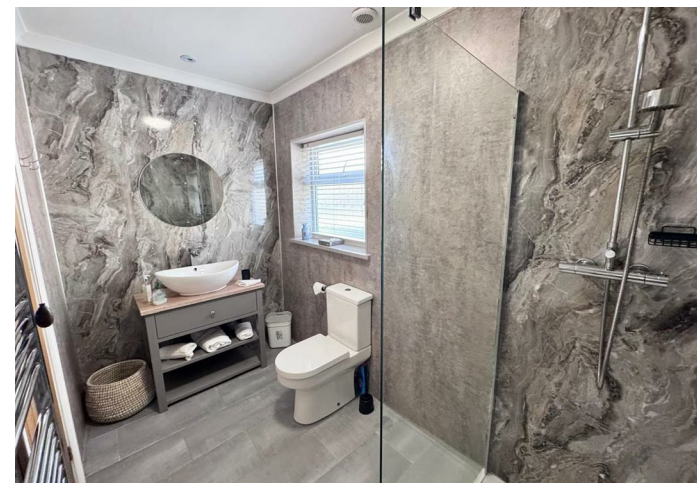


### Proof Of Funds

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:

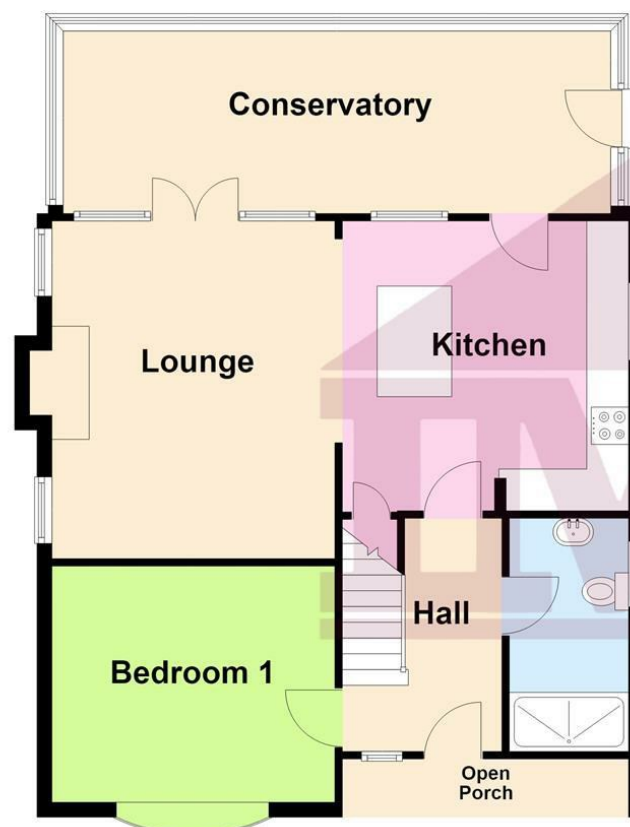
Conwy County Borough Council tax band D



| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            | <b>82</b>                                                                         |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   | <b>62</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 |  |

## Ground Floor

Approx. 79.3 sq. metres (853.8 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 114.8 sq. metres (1235.9 sq. feet)

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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