



# Llys Hywel 1 Mountain Road Cadnant Park Conwy LL32 8PU

£495,000

A substantial period family home in a highly sought-after location, occupying a prominent corner plot just off Cadnant Park and within walking distance of the historic town walls, marina and golf course

**VIEWING RECOMMENDED**

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

This impressive three-storey residence offers spacious and versatile accommodation, retaining many original character features including high ceilings, decorative plasterwork and bay windows.

The property benefits from uPVC double glazing and gas-fired central heating, and provides well-proportioned living space ideally suited to family occupation.

**Accommodation in brief:**

Entrance hallway with arch detail, two reception rooms with feature fireplaces, fitted kitchen, dining room, utility and cloakroom. To the first and second floors are a range of bedrooms, including a master with en-suite, together with family bathroom.

A rare opportunity to acquire a fine family home in this desirable and convenient setting.



Tel: 01492 555500

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







## Location

Situated in the ever-popular Cunnah Park area, the house is ideally placed for town centre amenities, schools, leisure facilities and scenic riverside and parkland walks. Conwy is a bustling walled town, renowned for its medieval castle, marina and vibrant community, with excellent road and rail links to Llandudno, Chester and beyond.

(approximate measurements only)

**Enclosed Front Entrance Vestibule:**  
UPVC double glazed and leaded window; tiled floor.

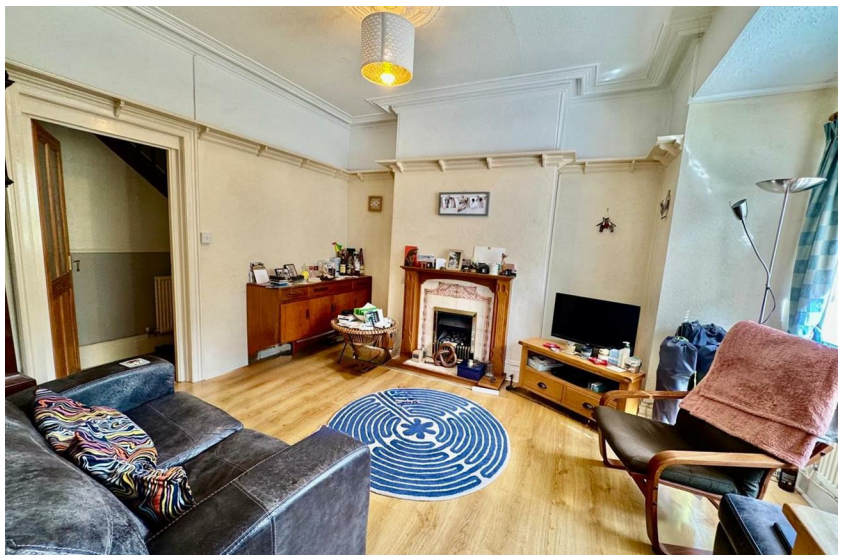
**Reception Hall:**

Coved ceiling; telephone point; balustrade and spindle pitch pine staircase leading off to first floor level; radiator. Built-in understairs cupboard with shelving and cloak hanging hooks.

**Living Room:**

12'10" x 12'5" (3.91 x 3.79)

UPVC double glazed windows and part embedded original leaded and stained glass windows to front. Timber effect laminated floor; feature 'Adam' style fireplace surround with cast iron and tiled inset, open grate, tiled hearth. Picture rail; coving; TV point; radiator.





### Sitting Room:

12'1" x 11'7" (3.68 x 3.53)

Feature 'Adam' style fireplace surround with tiled inset and hearth, Living Flame gas fire (not tested); delph rack; coved ceiling; TV point; uPVC box bay window to side elevation; radiator.

### Kitchen:

13'11" x 7'1" max (4.23 x 2.17 max)

Fitted range of base and wall units with complementary worktops; 1 ½ bowl single drainer sink with mixer tap; plumbing and space for dishwasher; gas cooker point; stainless steel and glazed canopy extractor above; wall and floor tiling; space for fridge; ladder style chrome heated towel rail. uPVC double glazed stable type external door; uPVC double glazed windows to front and rear.

### Small Lobby Area:

Built-in cupboards.

### Morning/Breakfast Room:

12'10" x 12'4" (3.9 x 3.76)

Tiled floor; uPVC double glazed window to side elevation; wall lights; double panelled radiator. Built-in store cupboard.

### Rear Utility Room:

12'9" x 6'1" (3.89 x 1.85)

Fitted worktop with plumbing and space for dishwasher and dryer below; base cupboard and single drainer sink; wall cupboards; wall mounted 'Worcester' combi boiler. Space for fridge freezer; tiled floor. Timber door leading to outside covered access and outbuildings.

### FIRST FLOOR - Landing:

Further balustrade and spindle staircase leading off to second floor; dado rail.

### Rear Landing:

Access to:

### Bedroom No 3:

12'9" x 8'2" (3.89 x 2.5)

UPVC double glazed window overlooking side; radiator.

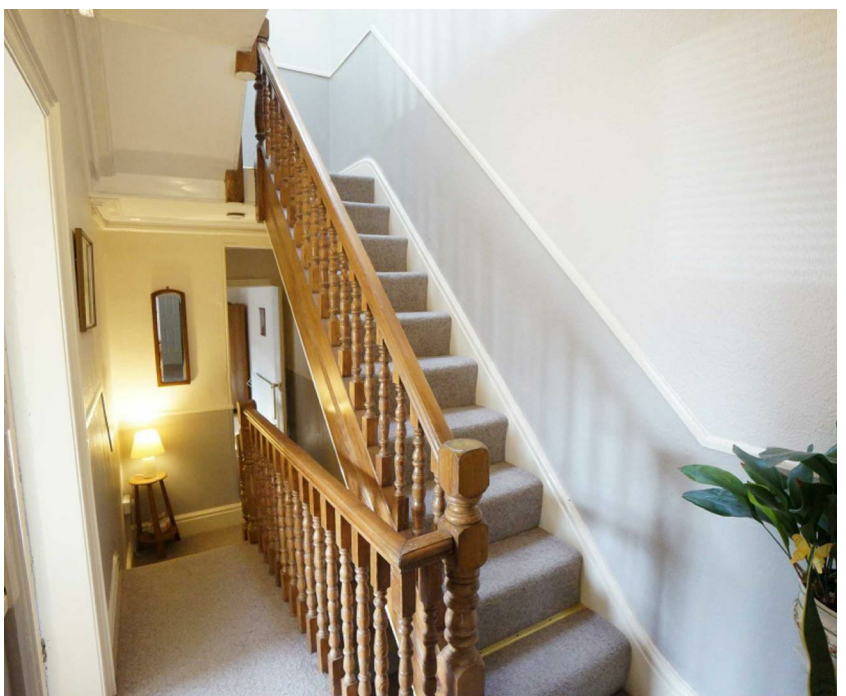
### Family Bathroom:

Three piece suite comprising timber panelled bath with shower, shower screen, low level WC and pedestal wash hand basin; fully tiled walls; radiator.

### Bedroom No 2:

11'8" x 12'2" (3.56 x 3.71)

(Currently used as recreation room). Radiator; uPVC double glazed window overlooking side; coved ceiling; pedestal wash basin with tiled splashback;





#### Bedroom No 1:

17'9" x 11'9" (5.41 x 3.59)

Plus uPVC double glazed bay window overlooking front. Radiator; built-in wardrobe to recessed alcove; picture rail; coving. En-suite shower room with shower enclosure with jet sprays and shower head, moulded surrounds and folding doors; concealed cistern WC and vanity unit; mirror; radiator.

#### SECOND FLOOR -Landing:

Velux double glazed window overlooking rear landing and access to roof space.

#### Bedroom No 4: (rear)

13'6" x 13'0" (4.11 x 3.96)

Two uPVC double glazed windows overlooking side; radiator.

#### Bedroom No 5:

11'8" x 10'11" (3.56 x 3.33)

Coved ceiling; uPVC double glazed window overlooking side; radiator.

#### Bedroom No 6:

13'0" x 10'3" (3.95 x 3.12)

Radiator; uPVC double glazed window overlooking front of property.

#### Bedroom No 7:

8'11" x 7'1" (2.73 x 2.17)

Radiator; uPVC double glazed window to front elevation.

#### Outside:

The property occupies a pleasant corner position between Cadnant Park and Mountain Road and has side garden; seating area; raised borders and plants; outside water tap. Separate pedestrian access leading from Cadnant Park down to the rear section. Store shed (1.9m x 3.73m, covered lean-to for fuel and porcelain sink, cold water feed only, light connected. WC with low level suite. Small former fuel store currently used as workshop.

#### Council Tax Band:

Conwy County Borough Council tax band E

#### Services:

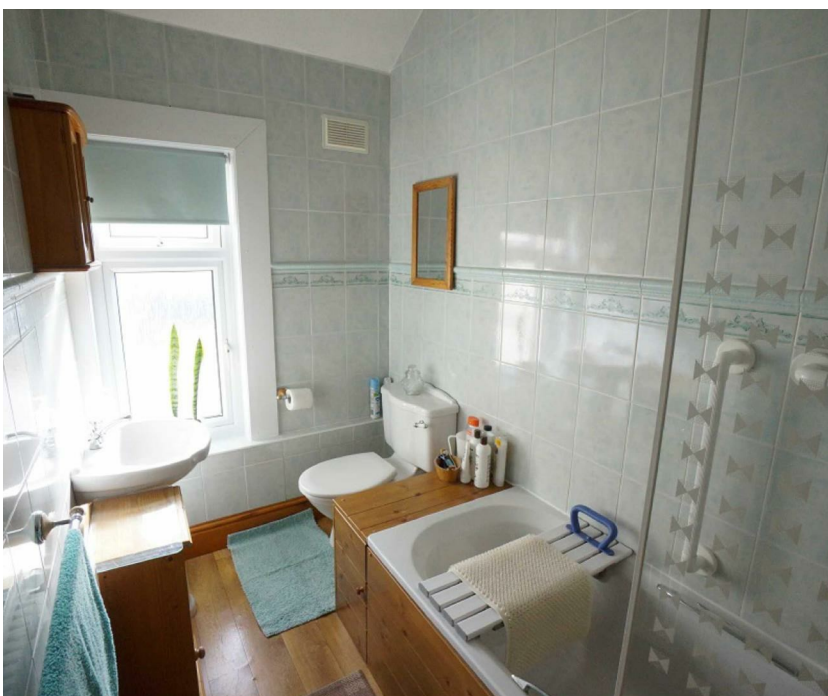
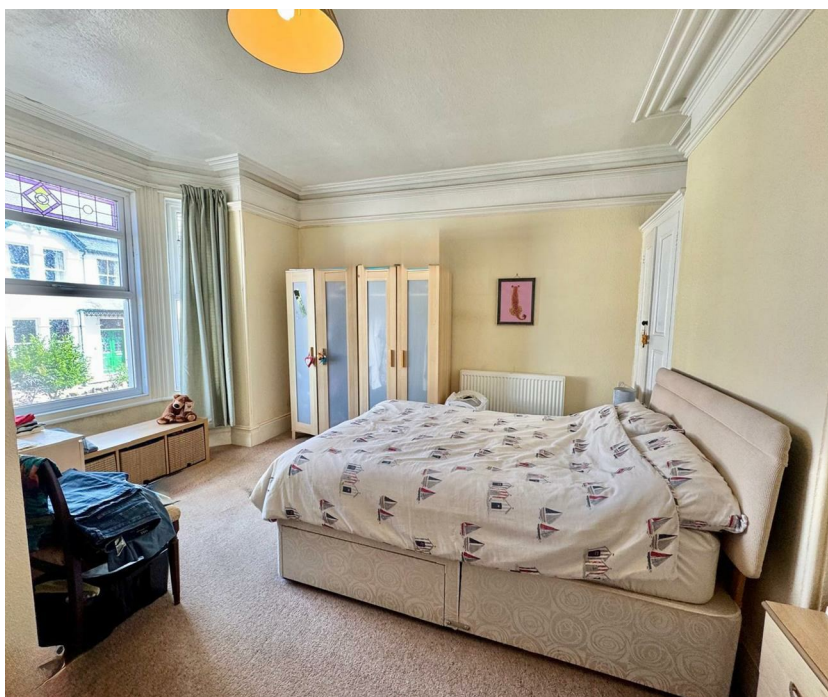
Mains water, electricity, gas and drainage are connected to the property.

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

#### Directions:

From the agents office proceed through the arch along Bangor Road, take second left into Cadnant Park over the railway bridge, bear





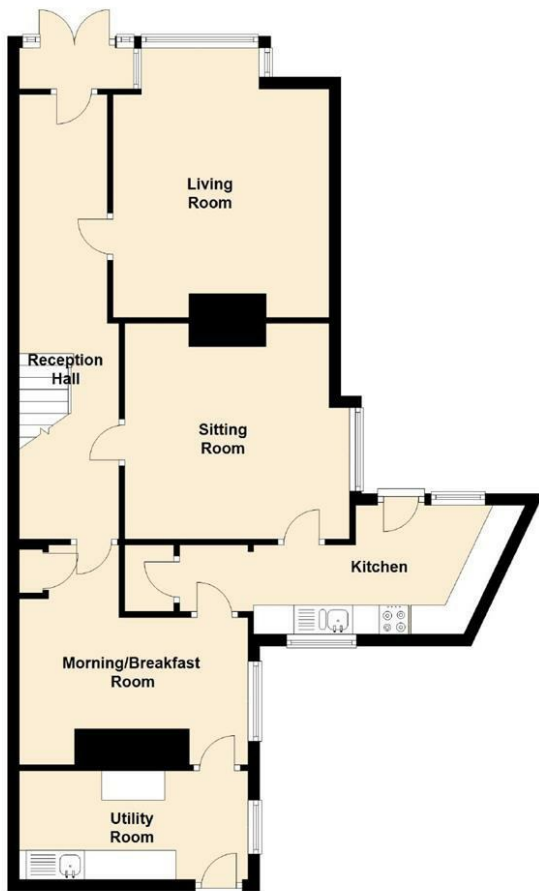


immediately right and continue to the end of the road, bear left and the property will be viewed a short distance along on the right hand side towards Mountain Road.



| 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>                            |         | 80                         |
| (55-68) <b>D</b>                            | 57      |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

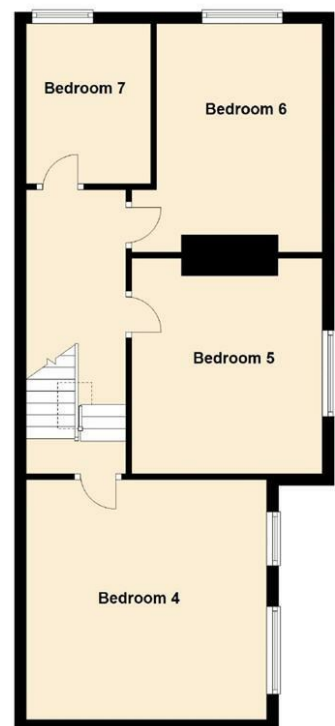
Ground Floor



First Floor



Second Floor



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Plan produced using PlanUp.

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 opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

