



Old Swan, Skerryvore Road
Bryn Pydew LL31 9QF



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£450,000

A detached 4 bedroom stone cottage situated in the centre of Bryn Pydew Village.
Set in extensive mature grounds the property is in need of upgrading.

Tenure: Freehold - EPC TBA- Council Tax: G

A fantastic and rare opportunity to purchase this four bedroom detached cottage, situated in the popular and sought after village of Bryn Pydew. The property is in need of upgrading, and offers huge potential as it could be renovated as is or subject to planning consent and building regulations approval, the property could be extended. In brief the accommodation offers entrance porch, lounge, dining room, kitchen, utility room. To the first floor there are four bedrooms and bathroom. Externally there are extensive mature gardens with a range of outbuildings.



Location

The Old Swan enjoys a semi rural setting surrounded by open countryside between the hamlets of Bryn Pydew and Glanwydden but within easy access of Llandudno, Conwy and Colwyn Bay. The property is also less than a mile from the A55 expressway.

The Accommodation Affords:
(Approximate measurements only)

Entrance Vestibule

Part glazed door leading into Entrance Vestibule with quarry tiled flooring, wooden stable door leading into Sitting Room.

Dining Room 8'10" x 13'4" (2.71m x 4.08m)

Laminated flooring, sash window to front elevation with views over countryside, radiator.

Sitting Room 13'8" x 13'4" (4.17m x 4.08m)

Staircase to first floor, fire surround with inset wood burner, two radiators, wooden sash window to front elevation.

Kitchen 14'4" x 8'3" (4.38m x 2.54m)

Range of base and wall units, stainless steel sink unit, plumbing for dishwasher, space for slot in oven, part tiled walls, two wooden double glazed windows overlooking rear and side garden, radiator, tiled flooring.

Utility Room 9'9" x 8'6" (2.98m x 2.61m)

'Myson' floor mounted oil central heating boiler, plumbing for washing machine, wooden double glazed window, tiled flooring.

Separate w.c. 4'7" x 2'8" (1.41m x 0.82m)

Low flush w.c. wash handbasin.

Lean-to Rear Porch 4'10" x 11'5" (1.48m x 3.49m)

Tiled flooring, glazed windows, part glazed wooden door leading to rear garden.



First Floor

Landing, access to loft.

Bedroom 1 12'11" x 10'7" (3.95m x 3.24m)

Original sash window to front elevation with views to countryside.

Bedroom 2 10'2" x 13'4" (3.12m x 4.08m)

Double aspect sash windows with views to open countryside.

Bedroom 3 8'4" x 9'6" (2.56m x 2.91m)

Wooden double glazed window to side elevation with views over the garden.

Bedroom 4 8'4" x 8'5" (2.55m x 2.57m)

Wooden double glazed double aspect windows, radiator.

Bathroom 5'6" x 6'11" (1.70m x 2.11m)

Panelled bath with shower fitment over, low flush w.c. wash handbasin, tiled walls, storage cupboard, radiator.

Outside

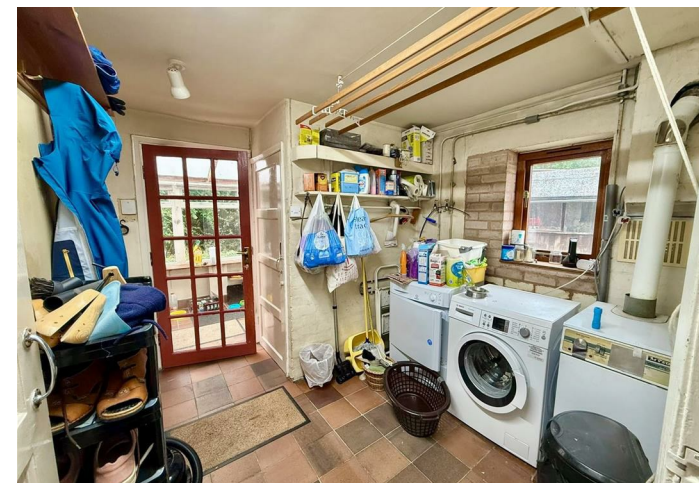
The property stands within beautiful mature gardens with lawned areas, mature shrubs, colourful flower borders designed to make the most of the peaceful surroundings and attractive outlook. A driveway provides ample off-road parking and leads to a range of outbuildings.

Services

Mains water and electricity. Sceptic tank drainage, oil central heating.

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 G

Directions

Proceed from the agents office onto the A55 Expressway, turn towards Llandudno at the A470, continue up the hill to the first roundabout, turn right signposted Bryn Pydew, first right again into Bryn Pydew and follow the road bearing right at the fork at the top of the road, come to the junction, turn left and the property will be viewed on your right hand side.



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

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

