



1 Cwlach Road
Llandudno LL30 2HT



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£550,000

A beautifully presented, substantial double-fronted family home together with a self-contained rear annexe style accommodation, offering excellent flexibility either as one large family resident, for a dependant relative, or a letting unit.

Tenure: Long Leasehold - EPC: TBA - Council Tax: F

Commanding an elevated position on the lower slopes of the Great Orme, near Haulfre Gardens, the property enjoys far-reaching views over the town towards the West Shore, North Shore and the bay beyond. The accommodation is full of character and is well maintained throughout, with features including a conservatory, attractive terraced seating areas for outside entertaining, a double garage and off road parking. The property stands within generous grounds, with additional parcels of garden land including a large greenhouse, potting shed and upper lawned garden. There is also an outside garden room accessed from the upper terrace, again enjoying superb panoramic views. Conveniently situated within easy reach of the town centre, local amenities, access onto the Great Orme and nearby scenic walks, this is a most appealing home in a striking setting.

VIEWING HIGHLY RECOMMENDED



Location

The property occupies a popular and convenient elevated setting, offering easy access to scenic walks in the surrounding area, whilst also being within close proximity to the seafront at Llandudno and a range of local shops and amenities.

Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance:
Composite double glazed door leading to:

Entrance Hallway:
Balustrade staircase leading off to first floor level; understairs storage cupboard; radiator.

Lounge: 11'11" x 11'3" (3.64m x 3.43m)
Feature recessed fireplace surround with log burning stove; slate hearth; UPVC double glazed bay window overlooking front enjoying views; t.v point; coved ceiling; radiator.

Dining Room: 11'10" x 11'10" (3.61m x 3.63m)
UPVC double glazed bay window overlooking front; coved ceiling; wall lights; radiator. Twin timber and glazed door leading through to:

Conservatory: 11'5" x 10'6" (3.48m x 3.21m)
UPVC double glazed windows and French door leading onto side patio garden; poly carbon roof; extensive views; wall lights; double panel radiator.

Breakfast Kitchen: 7'7" x extending to 10'4" x 19'4" (2.33m x extending to 3.17m x 5.91)
Fitted range of modern gloss base and wall units with granite worktops over; plumbing for automatic washing machine; integrated washing machine; pull out corner larder unit; space for American fridge; inset 1/1/2 bowl sink with mixer tap; integrated dishwasher; dual fuel range cooker with canopy extractor above; tiled floor; double panel radiator; UPVC double glazed window and door leading to outside.

Study: 8'5" x 9'5" (2.57m x 2.88m)
Radiator; UPVC double glazed window overlooking side elevation; telephone point; floor tiles.
Turned staircase leading off to first floor level.

Half Landing:
Door leads to self contained annex.

Landing:
Further staircase leading off to attic room;

Bathroom: 11'7" x 8'8" (3.55m x 2.66m)
Panel bath; low level w.c; vanity wash basin and built in storage with mirror inset and lighting; wall tiling; radiator UPVC double glazed window overlooking side elevation; tall cupboard housing vaillant combi boiler for central heating and hot water; linen shelving.



Bedroom 1: 15'2" x 11'11" (4.63m x 3.65m)

Range of fitted wardrobes including built in bedside cabinets; draw units. two UPVC double glazed windows overlooking front enjoying extensive views; radiator.

Bedroom 2: 12'0" x 10'9" (3.67m x 3.3m)

UPVC double glazed window overlooking front enjoying extensive views; double panel radiator.

Bedroom 3: 9'5" x 8'5" (2.88m x 2.57m)

UPVC double glazed window overlooking side; radiator.

Turned staircase leading off from first floor landing to:

Second Floor:

(Limited head room leading to attic bedrooms).

Bedroom 4: 11'5" x 9'10" (3.49 x 3m)

Eaves storage cupboards; UPVC double glazed sky light and side window.

Bedroom 5: 13'1" x 10'7" (4m x 3.24m)

Timber clad ceiling and UPVC double glazed skylight window.

Self Contained Annex:

External uPVC double glazed door and window leading to ground floor lobby area and bedroom;

Bedroom 1

UPVC double glazed window to rear; double panel radiator; inner hall with staircase leading off to first floor level.

Shower Room

Walk-in shower enclosure with folding glazed door, w.c. washbasin, radiator, wall tiling, mirror and light.

First Floor

Sitting Room 8'11" x 13'1" (2.72m x 4.0m)

Double glazed window overlooking side elevation, wall mounted electric pebble effect electric fire, double panel radiator, Velux double glazed window. Door leading to Breakfast Kitchen.

Breakfast Kitchen 9'9" x 9'2" (2.98m x 2.8m)

Base units with worktops, single drainer sink with mixer tap, double panel radiator, uPVC double glazed door leading to upper level patio area, Velux double glazed window.

Garage

(7.16m x 4.74m average) large automatic up and over door, side uPVC double glazed window and personal door, power and light connected, space for dryer.

Former kennel / store shed, outside tap.



Outside

The property occupies a generous and well-defined plot, approached via twin wrought iron gates leading to a hardstanding providing ample off-road parking and a substantial garage.

To the rear and side of the property there is a paved patio seating area, ideally positioned adjacent to the conservatory, creating an excellent space for outside dining and entertaining.

The gardens are arranged over a series of tiered terraces to the right-hand side, being predominantly laid to lawn with established planting and stone retaining walls. From the upper levels, the gardens culminate in a superb raised terrace which features a purpose-built garden room, enjoying far-reaching and elevated views across the surrounding area.

In addition, the property benefits from a further separate parcel of land, enclosed by stone walling, incorporating a large potting shed and greenhouse together with an upper level lawned garden. This area offers excellent versatility for a variety of uses and may present future development potential, subject to the necessary planning consents.

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

Tenure

Long Leasehold - Remainder of 2000 years (House)

Land - Freehold - please ask agent for information

Council Tax

Band F

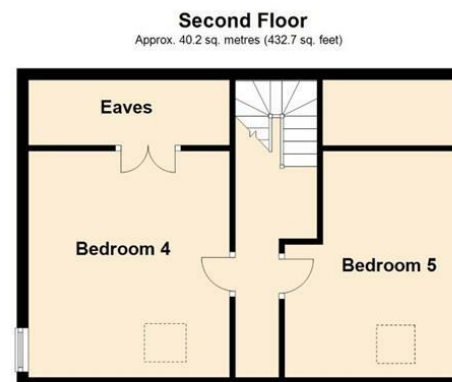
Proof Of Funds

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 192.1 sq. metres (2068.1 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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