



2 Bryn Hyfryd Park

Conwy LL32 8PF

£299,500

A beautiful 'Arts and Crafts' family home located in a highly popular residential setting within close walking distance of Conwy town centre and all local amenities.

A rare opportunity to own a 'Herbert Luck North' designed 'arts and crafts' home which retains its original charm and character.

Situated in a convenient setting, occupying a spacious corner plot with attractive established gardens and rear courtyard.

Affording enclosed front entrance vestibule, living and dining room with original timber and glazed folding room divider, rear breakfast/morning room, kitchen, bedroom 1, bedroom 2, bedroom 3, bathroom, separate w.c.

Gas fired central heating, original windows.

Viewing Highly Recommended.



Tel: 01492 555500

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





Location

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.

Accommodation Affords :
(approximate measurements only)

Enclosed Front Entrance Vestibule:
uPVC double glazed outer doors and floor to ceiling windows, tiled floor, original timber door leading to:

Entrance Lobby:
Cloak hooks, radiator,

Lounge:
13'1" x 11'10" (4m x 3.61m)
Dual aspect, leaded windows and secondary glazing, beamed ceiling, radiator, brickette fireplace with raised plinth and hearth. large original timber & glazed folding room dividers.

Dining Room:
14'0" x 11'11" (4.28m x 3.64m)
Leaded windows to front, radiator, beamed ceiling.

Archway Leading To:
Inner lobby with staircase leading off to first floor level.

Breakfast/Morning Room:
11'4" x 9'10" (3.47m x 3m)
Tiled fireplace surround, gas point, secondary double glazed leaded window to rear, beamed ceiling, radiator, timber and glazed door leading to.



Rear Kitchen

12'9" x 6'5" ext to 10'5" in side breakfast area (3.91m x 1.97m ext to 3.2m in side breakfast area)

Understairs storage cupboard; timber and glazed rear door and window; L shaped kitchen with fitted range of base and wall units; 1 1/2 bowl sink with mixer tap; plumbing for automatic washing machine; electric cooker point; tiled splash back; built in larder cupboard; side breakfast area; radiator; secondary double glazed window overlooking side; space for fridge freezer.

First Floor Split Landing:

Leaded window to rear; radiator.

Cloakroom:

6'6" m x 4'7" (2. m x 1.41m)

With W.C and wash basin; built in linen cupboard; radiator.

Main Landing:

Built in cupboard housing Worcester combi boiler for central heating and hot water system.

Bedroom 1:

11'9" x 10'11" (3.6m x 3.34m)

Including wardrobes along one wall with integrated dressing table and overhead storage cupboard; hidden access to eaves storage; radiator.

Bedroom 2:

11'10" x 9'9" (3.63m x 2.98m)

Secondary leaded window overlooking front with open aspect; radiator, hanging rail.

Bedroom 3:

8'9" x 9'10" (2.69m x 3m)

Leaded window to rear elevation; desk and shelving; built in wardrobe; storage cupboard; radiator.

Bathroom:

7'10" x 6'6" (2.41m x 1.99m)

Panelled bath with shower above; pedestal wash hand basin; built in storage cupboard; secondary glazed window overlooking side; radiator.

Outside:

The property occupies a delightful setting just outside the town walls slightly raised from the road in an attractive corner plot, lawned gardens, established shrubs and plants, flower borders, sunny front aspect, side path leading to enclosed rear courtyard garden with high level walling providing privacy, gated access from rear of property, off street parking on private land.

Services:

Main water, electricity, gas and drainage connected to 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

Council Tax Band:

Conwy County Borough Council tax band (to be confirmed)

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.

Directions:

From the agents office continue up Uppergate Street through the archway and up Sychnant Pass Road, 2 Bryn Hyfryd will be viewed on the right hand side as one turns into Bryn Hyfryd Park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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.

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