



81 Glan Y Mor Road
Llandudno LL30 3PF



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£399,500

Immaculately presented, three bedroom detached residence, occupying a sought-after position along Glan y Mor Road in the popular coastal village of Penrhyn Bay, within a short walk of shops, amenities and the promenade.

Tenure: freehold - EPC: D- Council Tax: F

Beautifully maintained and thoughtfully improved by the current owners, the property successfully blends traditional character features with contemporary finishes, creating a stylish home ideal for modern family living.

The accommodation briefly comprises: a welcoming entrance hallway with feature staircase, front reception room enjoying a wide bay window and fireplace, and a second reception/dining room with French door opening to the rear garden. The kitchen is fitted with a modern range of gloss units with integrated appliances. Side Conservatory and Utility Room.

To the first floor are three well-proportioned bedrooms and a stylish, modern shower room, finished with quality tiling and contemporary fittings.

To the front is a large block-paved driveway providing ample off-road parking and access to the garage. The rear garden has been transformed into an impressive lifestyle outdoor space, designed for both relaxation and entertaining. Landscaped with attractive paving and planting, the garden features a covered seating area with hot tub, ideal for year-round use, alongside a detached garden studio, perfect as a home office, gym or hobby room.



Location

An excellent opportunity to acquire a well-built home in one of the most popular coastal settings along the North Wales coast, close to shops, cafes, transport links, and with easy access to the A55 Expressway for Chester and beyond.

Gas central heating, double glazing throughout, and a high standard of presentation that allows any incoming purchaser to move straight in with minimal work required.

The Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance Porch 7'1" x 3'9" (2.16m x 1.15m)

uPVC double glazed front door and side windows, tiled floor, composite double glazed front door leading to reception hall with feature balustrade and spindle turn staircase leading off to first floor level, stained and leaded glass window to front, picture rail, coving, Luxury Luvanto Premium vinyl wood effect floor throughout, double panel radiator, understairs cloak storage cupboard with shelving, alarm panel. Over staircase large leaded and uPVC double glazed stained and leaded double glazed window providing natural daylight.

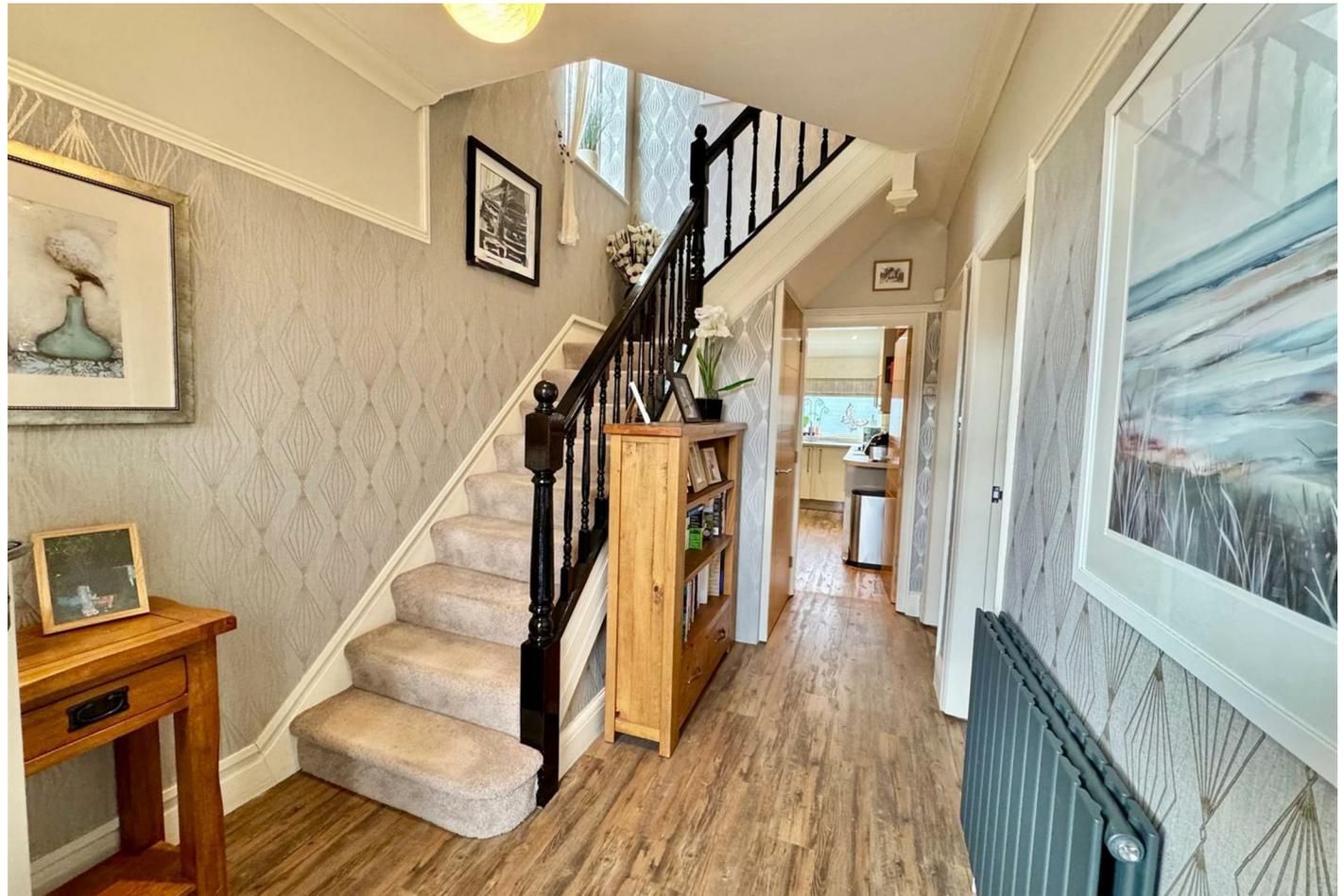
From hallway, doorway leading through to Kitchen.

Lounge 13'1" x 11'10" (4.0m x 3.61m)

(extending into 5.1m into large uPVC double glazed bay window overlooking front) with curved radiator below, picture rail, coving, feature fireplace and hearth with living flame coal effect gas fire, TV point. Also included with the Lounge are New England style bespoke shutters.

Dining Room 11'10" x 12'8" (3.61m x 3.88m)

(extending to 4.75m into bay), large uPVC double glazed curved bay window overlooking rear with French door leading onto rear garden, double panel radiator, picture rail, coving, feature fireplace with coal effect gas fire, TV point. uPVC double glazed door leads through to Conservatory and Utility.



Kitchen 13'1" x 7'4" (4.0m x 2.24m)

Fitted range of base and wall units with complimentary worktops, single drainer sink with mixer tap, integrated stainless steel oven, four ring gas hob, concealed extractor above, integrated dishwasher, plumbing for automatic washing machine, uPVC double glazed window overlooking rear, fully tiled walls, uPVC double glazed rear door, upright contemporary radiator, understairs storage cupboard with shelving and electric meters. Small uPVC double glazed window.

Side Sun Lounge/Conservatory 7'3" x 12'5" (2.22m x 3.8m)

Polycarbonate roof, uPVC double glazed windows and French door leading onto rear courtyard style garden, TV point, power connected, wall mounted electric heater. Doorway leading through to rear Utility Room.

Rear Utility Room 8'7" x 7'1" (2.63m x 2.16m)

Fitted base units, worktop, tall cupboard, space for fridge/freezer and dryer. Door leading through to integral car garage (4.4m x 2.48m) with automatic roller shutter doors, power and light connected.

First Floor Landing

Access to roof space, picture rail, feature window overlooking staircase.

Bedroom 1 11'9" x 13'11" (3.6m x 4.26m)

Extending to 5.1m into uPVC double glazed bay window overlooking front with built in window seating below and New England style shutters, picture rail, TV point, radiator, door leading through to en-suite w.c. low level suite, small vanity unit, round uPVC double glazed portal style round window overlooking front, door leading to eaves storage area.

Bedroom 2 9'10" x 12'5" (3.0m x 3.8m)

Extending to 4.96m into bay, bespoke built in cupboards and window seating overlooking rear, picture rail, radiator.

Bedroom 3 9'1" x 9'4" (2.78m x 2.86)

To include large built in wardrobe with floor to ceiling sliding partly mirrored doors, picture rail, radiator.



Luxury Shower Room

Large shower with glazed screen and overhead waterfall style shower, inset shelving, tiled shelf, concealed cistern w.c. with storage cupboard above, vanity washbasin, mirror with integrated lighting above, fully tiled walls, inset spotlighting, ladder style heated towel rail, extractor fan.

Outside

Front driveway providing ample off road parking and garden.

The rear garden has been transformed into an impressive lifestyle outdoor space. Landscaped with attractive paving and planting, the garden features a covered seating area with hot tub, ideal for year-round use, alongside a detached Garden Studio (3.3m x 3.2m) perfect as a home office, gym or hobby room..

Council Tax Band:

Conwy County Borough Council tax band F

Viewing

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

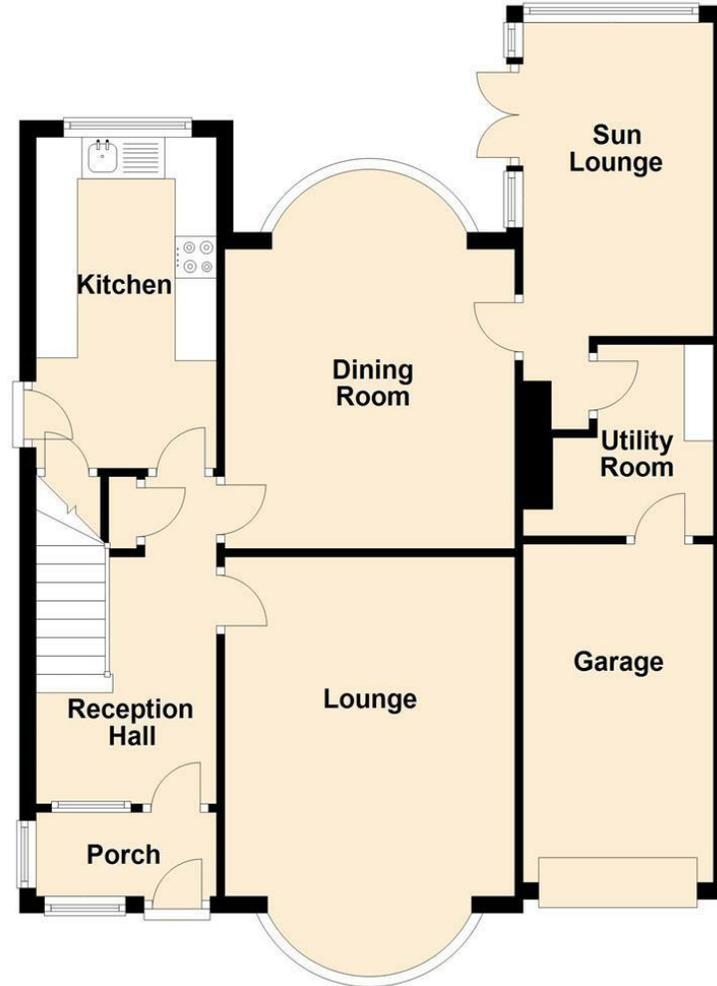
Proof Of Funds

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.

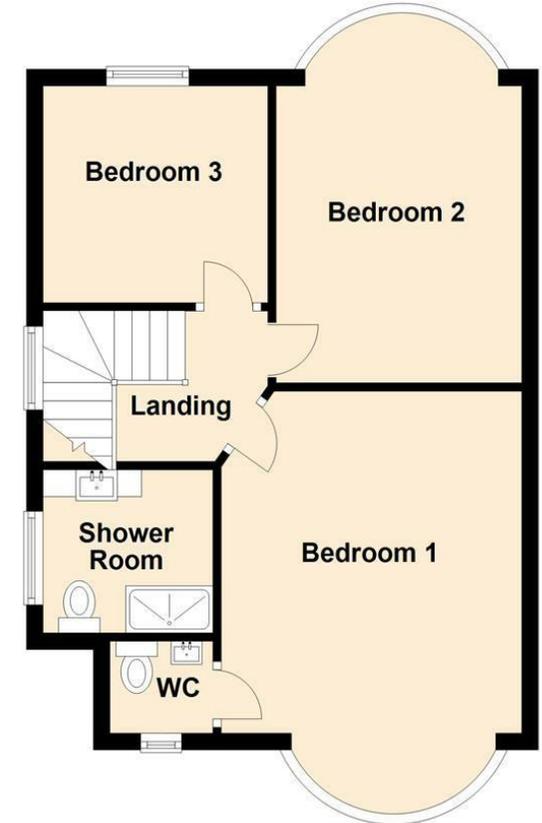


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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