

Bryn Sychnant Pass Road

Conwy LL32 8NS

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Conwy LL32 8NS

£899,950

Magnificent, long established Conwy Guest House in prominent elevated setting just outside Conwy town walls - enjoying stunning estuary and mountain views.

VIEWING HIGHLY RECOMMENDED

Bryn commands an elevated setting within attractive walled gardens, large parking area and newly converted self contained holiday let cottage situated within the grounds.

Bryn is one of the areas finest Guest Houses ideally located to walk into the medieval town of Conwy or a base to explore the beauty and recreational activities of the Snowdonia National Park and the rugged coastline of North Wales and Anglesey.

Beautifully presented throughout offering five letting bedrooms with en-suite facilities, private bathroom own private accommodation at ground and upper floors. The immaculate and stylish newly converted self-contained holiday cottage provides additional income or could be used as owners accommodation, such is the versatility of this property.







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.

Main House:

Character accommodation over three floors with an impressive reception hall with turn balustrade staircase opening onto well proportioned ground and first floor rooms.
The ground floor comrises dining room, letting bedroom with ensuite facility, private rear kitchen, utility, cloakroom, living room and conservatory, rear porch and downstairs cloakroom. Enclosed slate steps lead down to basement cellar room and the servants stairs lead to first and second floor levels. The main reception hall leads to spacious first floor landing with four further sizeable first floor bedrooms with ensuite facilities and private bathroom. On the upper floors the spacious landing opens onto three further bedrooms, walk-in wardrobe and storeroom, bathroom.
Gas fired central heating is provided throughout.
All principal rooms enjoy superb views over the gardens towards the estuary and to the mountains of Snowdonia.

There is potential to increase the number of letting bedrooms if required.

BRYN

The Accommodation Affords

(approximate measurements only):

Front Entrance Porch:

Reception Hall:

Dining Room: 14'9" x 12'10" (4.5m x 3.93m)

Ground Floor Guest Bedroom: 14'8" x 12'10" (4.48m x 3.93m)

En-suite Shower Room:

Kitchen: 16'1" x 11'6" (4.92m x 3.53m)

Utility Room: 11'6" x 10'2" (3.53m x 3.12m)







Rer Hallway:

Owners Sitting Room/Lounge: 15'7" x 13'10" (4.76m x 4.22m)

Side professionally built Conservatory: 11'8" x 8'9" (3.58m x 2.69m)

Ground Floor Cloakroom:

FIRST FLOOR

Impressive Spacious Landing:

Bedroom No 2: 10'9" x 9'10" (3.29m x 3m)

En-suite Shower Room:

Bedroom No 3: 14'0" x 14'0" (4.27m x 4.27m)

En-suite Shower Room:

Bathroom: 8'1" x 6'6" (2.47m x 2m)

Bedroom No 4: 13'11" x 14'6" (4.26m x 4.42m)

Bedroom No 5: 15'7" x 14'0" (including en-suite): (4.77m x 4.29m (including en-suite):)

En-suite Shower Room:

Built-in Linen Storage Cupboard:

SECOND FLOOR LANDING:

Bathroom: 9'6" x 13'1" (2.91m x 4m)

Walk-in Store-Room: 10'6" x 6'6" (3.21m x 2m)

Bedroom No 6: 14'3" x 12'11" (4.36m x 3.95m)

Bedroom No 7: 9'1" ext. to 13'6" x 13'11" (2.77m ext. to 4.13m x 4.26m)

Bedroom No 8: 13'5" x 8'1" ext. to 10'2" (4.11m x 2.47m ext. to 3.1m)

COTTAGE - BWTHYN Y CELYN

Beautifully presented converted outbuilding professionally renovated and finished to provide superb luxury accommodation with two bedrooms, lounge kitchen and dining room, shower room. Outside seating area.







Front Entrance Lobby:

Dining, Living & Kitchen Area: 11'5" x 12'10" & 7'5" x 6'6" (3.5m x 3.92 & 2.27m x 2m)

Kitchen:
Modern range of handleless built-in units with inset sink; space for fridge freezer; integrated dishwasher; stainless steel oven; ceramic hob and canopy extractor above.

Lounge Dining Area:
Vaulted ceiling; concealed lighting; floor tiling; skylight windows; TV point; two windows overlooking front elevation; radiator.

Shower Room:
Modern three-piece suite comprising shower, WC and wash basin.

Bedroom No 1: 11'10" x 12'10" (3.61m x 3.93m)
Also overhead mezzanine level bedroom (2.49m x 3.93). Ground Floor bedroom with built-in wardrobes and storage cupboards; oak doors. Turn staircase leading up to mezzanine bedroom with glazed and oak balustrade overlooking main bedroom; inset spotlighting.

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

AGENTS NOTE
This is a busy and long-established business, renowned for it's superb setting and convenience for all local amenities. the property is featured in several 'special destination' publications. Accounts are available following viewing.

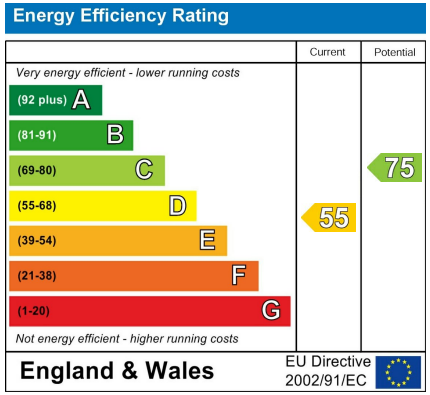
Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

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.











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