



## 4 Mountain Road

Conwy LL32 8PU

£325,000

A beautifully presented spacious 4 bedroom family home located just off the Cadnant Park area of Conwy in a highly popular setting. Viewing Highly Recommended.

Conveniently located within level walking distance of the town centre, this spacious well appointed 4 bedroom house has character accommodation arranged over 2 floors together with lower ground floor storage or recreational rooms. Benefiting from double glazing and central heating, en-suite bedroom, attractive courtyard style garden to side. Briefly affording covered entrance, reception hall, living room, down stairs cloakroom, study, large dining kitchen, steps down to lower ground floor 2 rooms, first floor 4 bedrooms, main bedroom en-suite, family bathroom.



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## 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.

(approximate measurements only)

**Covered Front Entrance:**

Minton style flooring. Timber and glazed door leading to:

**Reception Hall:**

Feature balustrade and spindle staircase leading off to first floor level; understairs storage and display area; solid timber flooring; inset spotlighting; radiator; picture rail and coving.

**Cloakroom:**

WC and wash basin with doors leading to boiler cupboard housing wall mounted 'Worcester' boiler for hot water and central heating.

**Living Room:**

13'1" x 12'8" (4 x 3.86)

Cast iron fireplace surround with granite hearth; recessed book-shelving in alcove; radiator; picture rail and coving; large uPVC double glazed bay window overlooking front. Built-in electric meter cupboard. Double panelled radiator; telephone and TV point.

**Study:**

12'5" x 8'4" (3.79 x 2.54)

Plus doorway and access leading down to lower ground floor rooms. Double panelled radiator; large window to side elevation; recessed former fireplace and recessed shelving in alcoves; wall lights.

**Large Dining Kitchen:**

20'1" x 11'9" (6.11 x 3.58)

Dining area with radiator; picture rail; uPVC double glazed window overlooking side elevation; built-in cupboards to alcove recess and shelving. Peninsular unit subdividing from kitchen, range of base units with solid worktops, 1 ½ bowl porcelain sink; integrated double oven; plumbing for dishwasher; uPVC double glazed window overlooking rear; radiator; uPVC double glazed door and windows leading to outside.





#### Lower Ground Floor:

11'6" x 23'6" in total (3.51 x 7.17 in total)

Comprising two rooms with radiators and windows from both rooms opening onto side elevation; power and light connected.

#### FIRST FLOOR - Spacious Landing:

Picture rail; inset spotlighting; skylight window with leaded and stained glass; access to roof space; two radiators.

#### Bedroom No 1:

13'9" x 9'5" (4.2 x 2.87)

Rear double. uPVC double glazed window overlooking side; double panelled radiator.

#### Bathroom:

9'2" x 5'6" (2.79 x 1.68)

Tiled panelled bath with mains mixer shower above, shower screen, low level WC, vanity wash basin with granite top and unit below; mosaic tiling; chrome heated towel rail.

#### Bedroom No 2:

12'6" x 12'4" (3.8 x 3.75)

(Main bedroom). uPVC double glazed window overlooking side elevation; double panelled radiator, picture rail. En-suite shower room, shower enclosure, low level WC and vanity wash basin; chrome heated towel rail; fully tiled walls; mirror and extractor fan.

#### Bedroom No 3:

11'7" x 11'3" average (3.54 x 3.44 average)

Double overlooking front. Large bay window overlooking front; radiator.

#### Bedroom No 4:

9'0" x 9'1" (2.75 x 2.76)

UPVC double glazed window overlooking front; radiator.

#### Outside:

The property occupies a slightly elevated position from the road with steps leading up to gravelled front garden with established borders, side access leading to side and rear garden area mainly gravelled and landscaped beautifully with ornate plants and shrubs. Outside water tap. Raised decking. Doorway leading to rear service path. Lean-to timber built utility room at rear with single drainer sink and plumbing for automatic washing machine. Further built in storage.

#### Services:

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

#### Council Tax Band:

Conwy County Borough Council tax band 'E'.

#### 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](mailto:conwy@iwanmwilliams.co.uk)


#### Directions:

From the agents office proceed through the arch along Bangor Road, take second left into Cadnant Park over the railway bridge, bear immediately right and continue to the end of the road, bear left and next right into Mountain Road and the property will be viewed on the right hand side.

#### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>59</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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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 option must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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