



Penrhiw Isaf Ffordd Y Fron Glan Conwy LL28 5PL

£625,000

A substantial beautifully presented detached 4 bedroom family house is semi rural setting on the outskirts of Glan Conwy, enjoying extensive views.

VIEWING HIGHLY RECOMMENDED

Improved and re-furnished family house offering spacious 4 bed, 3 bathroom accommodation in a quiet countryside setting.

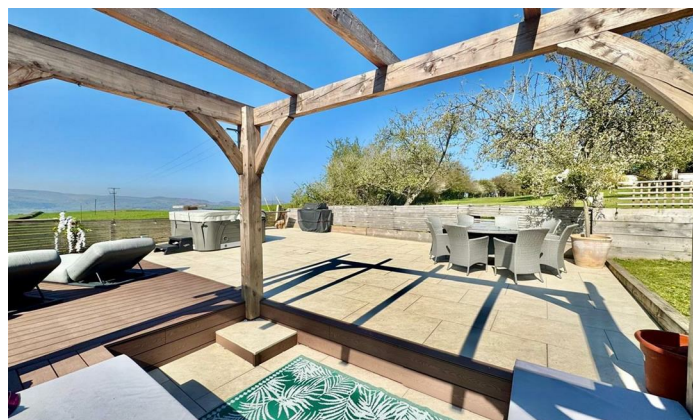
Located in an elevated semi rural location within 5 minute drive to Glan Conwy and the A55 expressway.

Superb, landscaped rear garden offering ideal 'alfresco entertaining area with raised decking, sunken sitting area, pergola and connection for hot tub.

Driveway parking and secure gated driveway.

Affording reception hall, cloakroom, utility room, dining kitchen, lounge, dining/sitting room, landing, bed 1 with en-suite, bedroom 2 with ensuite, bedroom 3, bedroom 4, family bathroom, rear balcony.

Extensive Countryside views.



Tel: 01492 555500

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





Location

Glan Conwy is a popular village overlooking the estuary towards the castle town of Conwy, offering local amenities including primary school, a Public House and several other small businesses. Conveniently situated a short distance from the A55 expressway and the large towns of Llandudno and Colwyn Bay.

Hallway

Composite double glazed front door, radiator, oak balustrade staircase leading off to first floor level, built in linen cupboard, recessed book shelving, two radiators.

Cloak Room

9'1" x 6'6" (2.77m x 2.0m)

Fitted worktops and concealed cistern w.c. wash basin, plumbing for washing machine and space for dryer. uPVC double glazed window to front, cloak hooks.

Sitting / Media Room

15'1" x 12'3" (4.6m x 3.74m)

uPVC double glazed window overlooking front, double panel radiator.



Lounge / Diner

24'2" x 14'6" (7.37m x 4.42m)

uPVC double glazed window overlooking front enjoying views, feature fireplace, cast iron multi fuel stove, slate hearth, coved ceiling, radiator, TV point. Rear dining area with French windows leading onto rear patio.

Dining Kitchen

18'4" x 13'1" (5.61m x 4.0m)

Fitted range of base units with granite worktops, integrated dishwasher, 1.5 bowl sink. Central island with breakfast bar, range of tall cupboards with split level microwave oven, space for American style fridge, integrated fridge/freezer, cooking range with canopy extractor above, French windows leading onto rear, uPVC double glazed window, radiator.

First Floor Level

Spacious landing, window overlooking rear of property.

Bedroom 1

12'10" x 13'1" (3.92m x 4.0m)

uPVC double glazed window overlooking front and side elevation enjoying extensive countryside views, radiator, TV point, uPVC double glazed door leading onto rear small balcony.

En-suite Shower Room

Shower enclosure, low level w.c. vanity wash basin, medicine cabinet above, ladder style heated towel rail, uPVC double glazed window, extractor fan.

Bedroom 2

11'11" x 12'11" (3.65m x 3.96m)

uPVC double glazed window overlooking front enjoying extensive views, radiator, wall mounted mirror, TV point.

Bathroom

Three piece suite comprising tiled panel bath with shower above, shower screen, low level w.c. vanity wash basin and mirror above, chrome ladder style heated towel rail, wall and floor tiling, uPVC double glazed window.

Bedroom 3

9'10" x 14'6" (3.0m x 4.42m)

uPVC double glazed window overlooking front, built in wardrobe, radiator.

Bedroom 4

11'8" x 14'6" maximum (3.58m x 4.43m maximum)

Built in wardrobe, radiator, uPVC double glazed French windows and Juliet balcony overlooking rear of property.



En-suite Shower Room

10'7" x 7'4" (3.24m x 2.24m)

Three piece suite comprising shower enclosure, concealed cistern w.c. vanity wash basin, fully tiled walls and floor, uPVC double glazed window, ladder style heated towel rail, radiator, mirror.

Outside

The property occupies a slightly elevated position from the road, has a brick paved driveway leading to hardstanding for parking. Attractive raised alfresco entertaining area with composite decking and sunken seating area with pergola above. Electric point for hot tub, level access onto lawned garden with integral children's trampoline. Outside store room, front grassed garden with established shrubs and plants. The property enjoys extensive views from the house and garden and the outside space is a superb living and entertaining area.

Services

Mains water and electricity are connected to the property, septic tank drainage, oil fired central heating

Viewing

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

Proof Of Funds

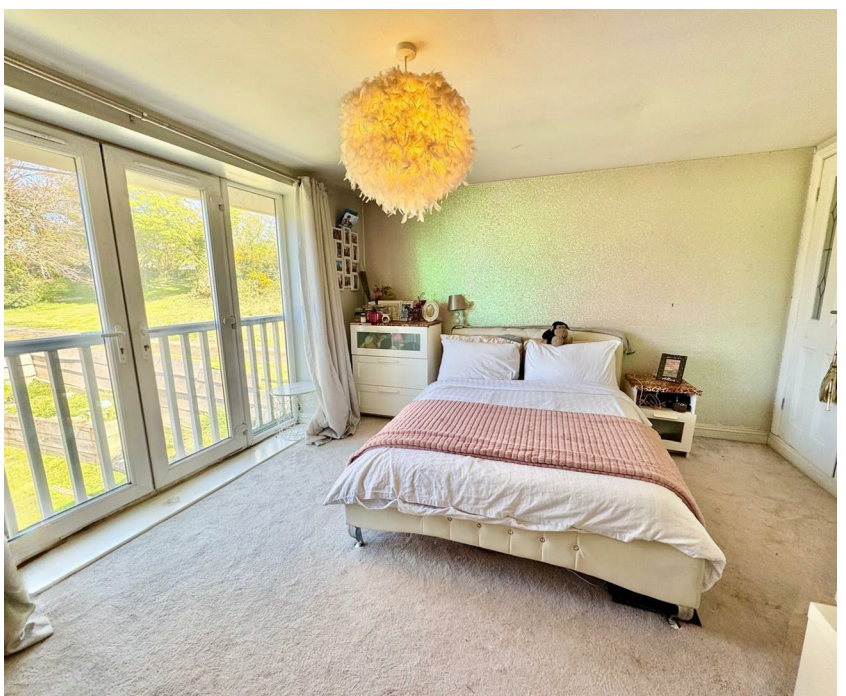
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

Council Tax Band:

Conwy County Borough Council tax band 'F'

Directions

From Glan Conwy, follow the A470 south towards Betws y Coed for half a mile - just before Nev's garage turn left and then first left again up Ffordd y Fron. Continue for approx half a mile and where there is a road forking off to the right below the road - Penrhiw Isaf is the next property on the left.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Floorplan To Follow

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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