



Baron Hill Bryn Pydew Road  
Llandudno Junction LL31 9QA



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Baron Hill Bryn Pydew Road

Llandudno Junction LL31 9QA

£595,000

Occupying a generous plot on the periphery of the village, Baron Hill is an immaculately presented and substantially extended detached dormer bungalow, enjoying far-reaching views across open countryside towards the sea.

Tenure: Freehold - EPC: TBA -Council Tax: E

Set within mature landscaped grounds, the property offers both privacy and practicality, making it a superb family home in a sought-after semi-rural setting.

The accommodation is thoughtfully arranged and beautifully maintained throughout. Benefitting from uPVC double glazing and oil-fired central heating, combining comfort, space and setting in equal measure.

Upon entering, a welcoming hallway leads through to a spacious and elegant lounge with a charming fireplace with inset stove. To the side, a superb conservatory provides an additional reception area with French doors opening onto the patio, creating a seamless connection between indoor and outdoor living. Modern fitted kitchen is both stylish and functional, offering a range of units, granite worktops and integrated appliances. A central island adds character and practicality.

The property offers four well-proportioned bedrooms, including a particularly impressive principal suite featuring a dressing room and contemporary en suite shower room. The remaining bedrooms are versatile and beautifully presented, served by modern bathroom facilities.

A tarmac driveway provides ample off-road parking and leads to a substantial detached twin garage, fitted with automatic roller shutter doors, offering secure parking and further storage.



## Location

Located in a semi rural setting but within easy access of both Llandudno, Colwyn Bay and the A55 Expressway.

A beautifully presented and versatile home, perfectly suited to family living, in an enviable edge-of-village location with countryside and coastal views. Viewing is highly recommended to fully appreciate the space and setting on offer.

The Accommodation Affords:  
(Approximate measurements)

### Reception Hall

uPVC double glazed front door, radiator, attractive floor tiling, inset spotlighting, turned balustrade staircase leading up to first floor level.

### Lounge 22'11" x 11'10" (7.0m x 3.63m)

Feature recess fireplace with tiled inset, timber surround housing log burning stove, TV point, uPVC double glazed bay window to front with window seating below, countryside and sea views. Oak flooring, double panel radiator, coved ceiling, twin timber and glazed doors leading to side Conservatory.

### Conservatory 13'10" x 10'7" (4.23m x 3.23m)

Double panel radiator, uPVC double glazed windows and door leading onto patio.

### Breakfast Kitchen 11'11" x 15'2" (3.64m x 4.63m)

Fitted base units with granite worktops over, 1.5 bowl porcelain sink with mixer tap, integrated dishwasher, stainless steel oven, five ring gas hob and canopy extractor above, space for American style fridge, central island with breakfast bar and inset units, double panel radiator.

### Rear glazed entrance porch

uPVC windows and door, floor tiling, radiator, built-in storage cupboard.



Utility & Boot Room 8'11" x 6'2" (2.72m x 1.89m)

Floor mounted 'Grant' central heating boiler, single drainer sink with mixer tap. Boot bench and shelving, timber panelled wall, cloak hooks.

Laundry area with plumbing for automatic washing machine and space for dryer, recess storage.

Principal Bedroom 16'4" x 11'10" (5.0m x 3.62m)

Dressing area and En-suite (3.6m x 2.14m), uPVC double glazed bay window overlooking front enjoying views, double panel radiator, recess wardrobes with sliding mirror doors.

Bedroom; sliding floor to ceiling patio doors overlooking front, opening onto decking enjoying extensive views, New England style shutters, double panel radiator.

En-suite (2.97m x 1.5m); shower enclosure with sliding glazed doors, low level w.c. vanity washbasin, heated towel rail, built-in storage/linen cupboard.

Bedroom 2: 9'10" x 10'3" (3.0m x 3.14m)

uPVC double glazed window overlooking rear, radiator, picture rail.

Bathroom: 13'6" x 5'10" maximum (4.14m x 1.78m maximum)

Four piece suite comprising; large tiled panel bath, low level w.c. pedestal wash handbasin, towel rail, shower with curved glazed screen, wall and floor tiling.

First Floor Landing:

Inset Spotlighting.

Bedroom 3: 18'4" x 10'11" (5.59m x 3.35m)

Velux double glazed windows to either side of pitch enjoying views, eaves storage cupboards, laminated floor, double panel radiator.

Bedroom 4: 16'2" x 10'5" (4.95m x 3.18m)

Eaves storage cupboards, double panel radiator, Velux window, built-in storage cupboard.



### Outside:

The property is set within its own grounds, has tarmac driveway leading to a twin car garage with automatic up and over doors, rear personal door, power and light connected, overhead storage area. There is tarmac hardstanding providing ample parking for several vehicles. Grassed gardens and sunken patio area, raised decking, rear hard landscaped garden enjoying privacy and a sunny aspect.

### Services:

Mains water and electricity are connected to the property, septic tank drainage, oil central heating, LPG for cooking.

### Council Tax Band:

Conwy County Borough Council tax band E

### 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.

### 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)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



# Floorplan To Follow

## Iwan M Williams Estate Agents

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

