



Bryn Ogwen

Penmaenmawr LL34 6YE

£299,995

A spacious and well-presented four-bedroom traditional semi-detached home, enjoying superb sea views towards Anglesey and Puffin Island.

VIEWING RECOMMENDED

Tenure: Freehold - EPC: D- Council Tax: D

Situated in a sought-after residential area on the outskirts of the village centre, Bryn Ogwen occupies a split-level plot within easy reach of local shops, schools, and transport links. This much-loved family home offers generous accommodation, attractive gardens, and a blend of period charm with modern convenience.

The property benefits from uPVC double glazing and gas central heating throughout, and has been carefully maintained by the current owners.

A gated driveway provides off-road parking and leads to an integral garage/workshop/store located on the lower level of the property. The rear of the property offers a patio seating area and a versatile outside office/cabin, ideal for home working or hobbies



Tel: 01492 555500
<https://www.iwanmwilliams.co.uk>





Location

Ideally positioned for access to the village amenities, shops, and the picturesque seafront promenade, this home offers an excellent opportunity for those seeking a convenient coastal lifestyle in a quiet yet accessible location.

The Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance

uPVC double glazed door and side window leading to:-

Reception Hall

Balustrade staircase leading off to first floor level, laminated timber effect flooring, coved ceiling, cloak hooks.

Lounge & Dining Room

12'2" x 12'0" (3.71m x 3.66m)

uPVC double glazed bay window overlooking front, recessed fireplace with log burning stove, timber mantel, slate hearth. Built in plinth cupboards to both alcoves, wall lights, TV point, picture rail and coving. Archway to Dining Room.

Dining Room

12'2" x 11'10" (3.71m x 3.62m)

Picture rail, wall lights, bay window overlooking rear enjoying extensive sea views, radiator.



Breakfast Kitchen

16'8" x 6'10" (5.1m x 2.10m)

(extending to 2.55m in breakfast area)

Fitted range of base and wall units, single drainer sink, gas and electric cooker points, plumbing for dishwasher, canopy stainless steel extractor hood, uPVC double glazed side and rear windows enjoying views, built in larder cupboard with shelving, wall tiling, inset spotlighting. Door from Kitchen leads down to lower ground floor utility area.



First floor landing

Leaded and stained original window to side elevation, access to roof space.

Bedroom 1

11'3" x 12'0" (3.44m x 3.66m)

Picture rail, uPVC double glazed bay window overlooking front enjoying mountain views, radiator, coving.

Bedroom 2

11'11" x 8'8" (3.64m x 2.65m)

uPVC double glazed bay window overlooking rear elevation enjoying extensive sea views, range of wardrobes along one wall with sliding doors, coved ceiling.

Bedroom 3

8'4" x 8'0" (2.55m x 2.44m)

Built in wardrobes with sliding mirror doors, uPVC double glazed window to front enjoying views.

Rear Landing

Bathroom

8'5" x 5'4" (2.59m x 1.63m)

Three piece suite comprising; 'L' shaped bath with shower above, shower screen, pedestal wash hand basin, low level w.c. ladder style heated towel rail, wall mounted medicine cabinet, fully tiled walls, uPVC double glazed window.



Bedroom 4

7'10" x 7'6" (2.4m x 2.31m)

uPVC double glazed window, radiator, wardrobe with mirror doors.

Lower Ground Floor

Store Room

13'9" x 6'6" (4.21m x 2.0m)

Range of fitted wall cupboards.

Steps leading down to Utility Room.



Utility Room

17'2" x 12'9" (5.25m x 3.91m)

Wall and base units, single drainer sink, plumbing for automatic washing machine and space for dryer, double panel radiator, wall mounted Worcester combi boiler for central heating and hot water, uPVC double glazed rear door. Also there is a downstairs cloak room with low level w.c.

Outside

The property occupies a split level site with lawned front garden with a variety of established shrubs and plants, long side driveway that leads down to lower level hardstanding for parking and also to integral car garage or workshop/store (7.6m x 3.45m) with some restricted headroom at the rear. Twin timber doors and power and light connected. Lower level enclosed patio and barbeque area, outside cabin (2.76m x 2.18m), twin timber and glazed doors, electric heater, wall light points, power and light connected.

Services

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

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 D

Directions

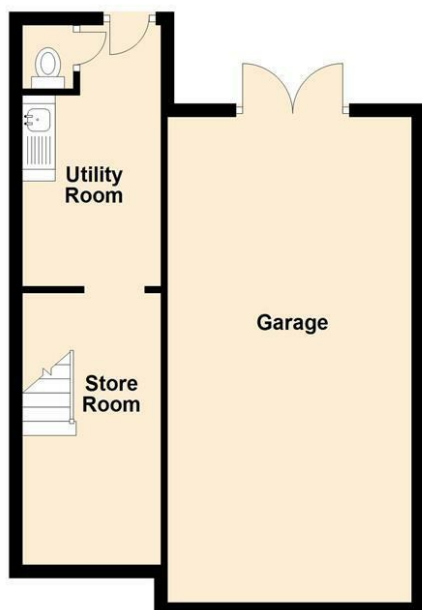
Proceed into the village of Penmaenmawr from the A55, just before the village centre, take a sharp turn left back towards Conwy Old Road, follow the road for a short distance and the property will be viewed on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

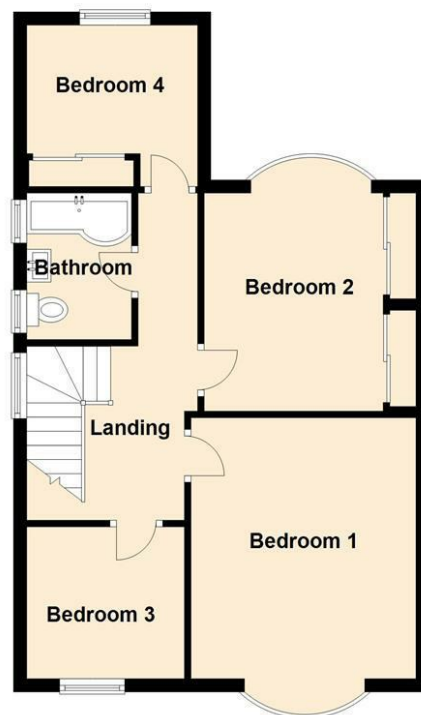
Lower Ground Floor



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 or 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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