



Sunny Mount Marine Terrace  
Penmaenmawr LL34 6BG



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

# Sunny Mount Marine Terrace

Penmaenmawr LL34 6BG

£364,950

An impressive, beautifully presented period townhouse, offering generous and characterful accommodation, enjoying delightful sea views towards Anglesey and Puffin Island.

VIEWING HIGHLY RECOMMENDED

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

This elegant home combines original charm with tasteful modern improvements, all within convenient walking distance of the town centre and its excellent range of shops and amenities.

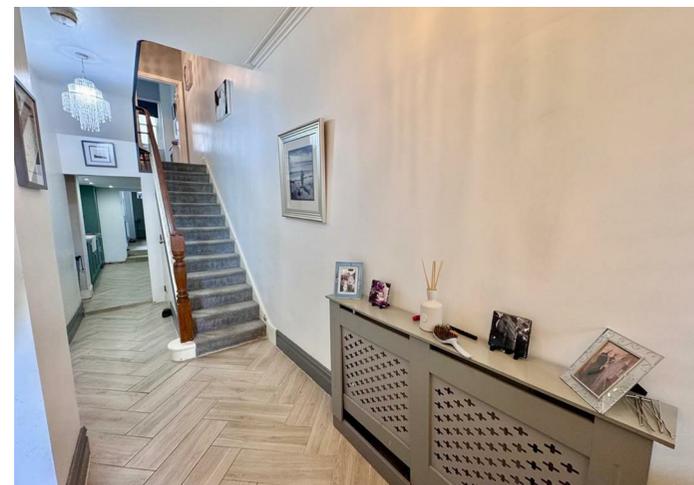
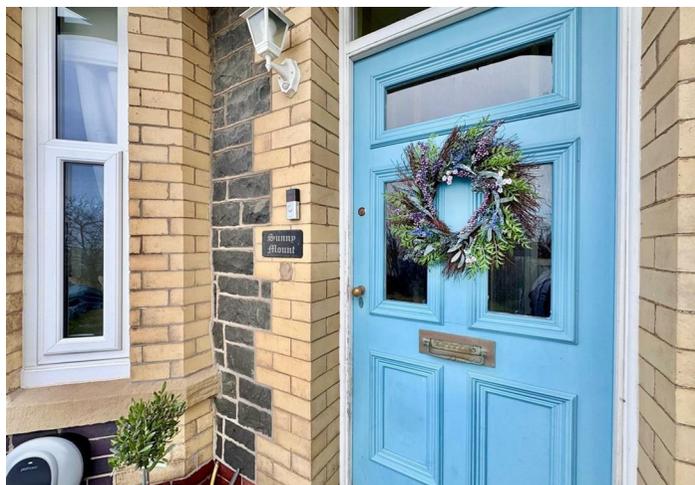
The ground floor offers a spacious lounge, rear dining room and a recently upgraded kitchen, fitted with contemporary shaker-style units and integrated appliances. Rear Utility and cloakroom.

The basement offers valuable additional space, ideal for storage or potential hobby use, enhancing the flexibility of the home.

To the first and second floors, the principal bedroom is a particularly striking room, featuring large bay window with extensive sea views towards Anglesey and Puffin Island. One bedroom is used as a Children's T.V room. Further bedrooms are well-proportioned and beautifully presented, offering versatility for family living, guests or home working. Family bathroom and additional shower room.

Courtyard-style garden arranged over two levels, providing an inviting space for outdoor dining, relaxation and entertaining. In addition, the property offers the advantage of off-road parking.

Thoughtfully improved by the current owners, the house benefits from gas central heating and double glazing, ensuring comfort and efficiency throughout the year.



## Location

The property forms part of an attractive terrace of striking stone-built homes, with bay windows and traditional detailing located close to the village centre.

Penmaenmawr is a traditional village with a range of shops and services located on the North Wales coast within easy access of the A55 Expressway.

The Accommodation Affords:  
(Approximate measurements only)

### Covered Front Entrance

Timber and glazed front door leading to small enclosed entrance porch with original Minton style tiled floor, cloak hooks, coved ceiling.

### Reception Hall

Balustrade and spindle staircase leading off to first floor level, herringbone style tiled floor, coved ceiling, understairs access leading to lower ground floor basement room.

### Basement Room 11'5" x 12'10" (3.49m x 3.93m)

Steps leading understairs down to basement room, currently used as a gymnasium, double glazed window, walk-in store cupboard housing gas and electric meters.

### Lounge 11'6" x 12'11" (3.53m x 3.96m)

Double glazed bay window to front enjoying sea views, herringbone style tiled floor, TV point, radiator, feature back to back cast iron stove with open fireplace between Lounge and Dining Room behind oak surround and slate hearth.

### Dining Room 12'11" x 10'6" (3.94m x 3.21m)

Fireplace with oak surround and multi fuel stove, double panel radiator, double glazed sash window overlooking rear of property.

### Kitchen 15'1" x 7'9" (4.61m x 2.37m)

Fitted range of modern base and wall units with wood effect worktops, single oven and grill, five ring hob, stainless steel canopy with filter extractor above, Belfast style porcelain sink, integrated dishwasher, space for American style fridge, pull-out recycling bins. Tall cupboard housing 'Ideal' central heating and hot water boiler, sash window to rear.



Utility Room 10'2" x 4'2" (3.12m x 1.28m)

Base units with worktops over, plumbing for automatic washing machine, space for dryer, pull-out tall larder unit, radiator, double glazed sash window, door to rear courtyard.

Cloak Room

Low level w.c; corner washbasin, tiled floor.

First Floor

Rear landing, window overlooking side.

Shower Room 8'0" x 7'10" (2.45m x 2.4m)

Shower enclosure with glazed screen, low level w.c. pedestal wash handbasin, double glazed window, radiator.

Bedroom / Lounge 13'1" x 10'7" (4.0m x 3.23m)

Double glazed sash window overlooking rear, radiator, timber flooring. This room could be used as an additional bedroom or is currently used as a second living room / TV room.

Bedroom 1 (principal bedroom) 17'1" x 12'10" (5.21m x 3.92m)

Plus quadruple glazed bay window overlooking front enjoying extensive sea views towards Anglesey and Puffin Island. Built-in wardrobes with sliding mirror doors, recessed fireplace housing cast iron stove, coved ceiling.

Second Floor

Landing with Velux style window.

Bathroom 9'5" x 7'10" (2.89m x 2.4m)

Roll top bath with claw feet, low level w.c. bidet, radiator. Fully tiled walls, uPVC double glazed window to rear.

Bedroom 2 12'2" x 10'7" (3.72m x 3.23m)

Double glazed window overlooking rear, double panel radiator.

Bedroom 3 13'1" x 9'6" (4.0m x 2.92m)

Quadruple glazed window overlooking front enjoying extensive sea views towards Anglesey and Puffin Island, double panel radiator.

Bedroom 4 8'11" x 7'0" (2.74m x 2.14m)

(currently used as a Study)

Quadruple glazed window, radiator.



## Outside

The property has front hardstanding providing ample parking and access to EV charger (not included). To the rear there are split level seating areas, rear courtyard at lower level providing privacy and access leading to log store and large basement style room, ideal for storage or as a workshop, or any additional hobby room.

Upper level - private enclosed sun terrace. Single car parking space to rear.

## 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

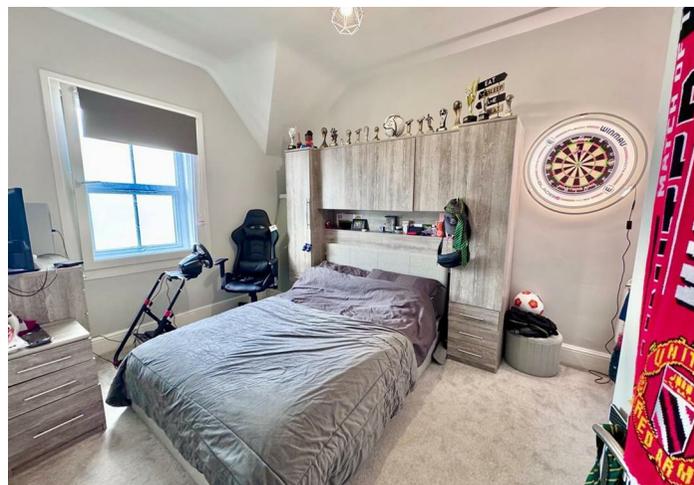
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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 from the A55 at Conwy to the roundabout signposted Penmaenmawr, continue into the village and just before the village centre, turn right down towards the station and Marine Terrace will be viewed on the left hand side.



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>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(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	



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

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