



Windrush, Treforris Road  
Dwygyfylchi LL34 6UB



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£425,000

A beautifully presented four-bedroom detached family home occupying a generous corner plot within a small and select cul-de-sac setting in the popular coastal village of Dwygyfylchi. Enjoying attractive views towards the surrounding countryside and hills, whilst being within walking distance of the North Wales coastline.

The property has been exceptionally well maintained and upgraded by the present owners and benefits from gas fired central heating, double glazing, a modern fitted kitchen and contemporary décor throughout. The well-planned accommodation briefly comprises: entrance hall, cloakroom/WC, spacious open-plan lounge and dining area with windows overlooking the gardens, separate sitting/family room with patio doors opening onto the rear garden, and a modern fitted kitchen with a range of quality units and integrated appliances. To the first floor are four bedrooms and a family bathroom, with the principal bedroom enjoying access to a balcony commanding pleasant views towards the surrounding hills and coastline. Externally, the property stands on a sizeable corner plot with well-tended lawned gardens to the front, side and rear. The enclosed rear garden provides an excellent space for family enjoyment and outdoor entertaining, featuring paved patio areas, established borders and a delightful summer house. A private driveway provides off-road parking and leads to a detached garage.



## Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass, on the edge of the Snowdonia National Park. Close to the village of Penmaenmawr with its local shops, amenities and local Junior School. Within a mile of the A55 expressway and 3 miles of the walled medieval town of Conwy.

Accommodation Affords:

Approximate Measurements Only

Covered Front Entrance:

UPVC double glazed front door leading to Reception Hallway.

Reception Hall 11'10" x 6'5" (3.62m x 1.98m )

Wood flooring, staircase to first floor, understairs storage cupboard, radiator, coved ceiling.

Cloak Room 7'9" x 3'5" (2.37m x 1.06m )

Low level WC, pedestal wash hand basin with tiled splashback, wood block flooring, uPVC double glazed window, coved ceiling.

Open Plan Lounge and Dining Room 6.91 x 4.19 reducing to 3

Lounge

Feature 'Adam' style fireplace with pebble effect electric fire; double panelled radiator; TV point; uPVC double glazed window overlooking front enjoying views towards Conwy mountain.

Dining Area

Double glazed window overlooking front of property, views; double panelled radiator; telephone point.



Kitchen 7'10" x 13'5" (2.40m x 4.09m)

Fitted range of base and wall units with contrasting work surface over, four ring gas hob with extractor cooker hood over, stainless steel sink unit, plumbing for washing machine, integrated freezer, integrated fridge, integrated dishwasher, eye level double oven, Worcester gas central heating boiler, uPVC double glazed window overlooking rear garden, uPVC double glazed rear door to garden, part tiled walls, block effect flooring.

Sitting Room 10'6" x 14'4" (3.21m x 4.38m)

uPVC patio doors leading to rear garden, coved ceiling, radiator, wood flooring.

First Floor Landing 16'9" x 6'6" (5.12m x 2.0m )

Half landing with uPVC double glazed window, access to loft, airing cupboard with radiator.

Principal Bedroom 13'10" x 12'9" (4.22m x 3.90m)

UPVC double glazed window to front elevation with views to Dwygyfylchi Mountains, coved ceiling, radiator, ceiling rose.

uPVC double glazed door leading onto balcony with views over the sea towards The Great Orme. Tiled flooring, glazed surround.

Bedroom 2 10'5" x 13'7" (3.19m x 4.15m )

uPVC double glazed window to rear elevation, coved ceiling, radiator.

Bedroom 3 8'9" x 8'11" (2.69m x 2.73m )

uPVC double glazed window to rear elevation with views towards Dwygyfylchi mountain range, radiator.

Bedroom 4 9'10" x 9'6" (3.0m x 2.91m )

uPVC double glazed window to front elevation with views to Sychnant Pass.

Family Bathroom 5'5" x 8'0" (1.66m x 2.45m )

Panelled bath with shower fitment over, wash handbasin, low flush w.c. part tiled walls, radiator, uPVC double glazed window, Manrose extractor, wood block flooring.



### Outside

The rear garden is laid to a circular patio area with stepping stones leading to a summer house and lawned areas, screen fencing. Outside water tap, additional patio area with side with garden bar. Gate access to front garden. Front garden is laid to lawn with mature shrubs, screen hedging.

Electric car charging point.

### 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, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

### Proof Of Funds

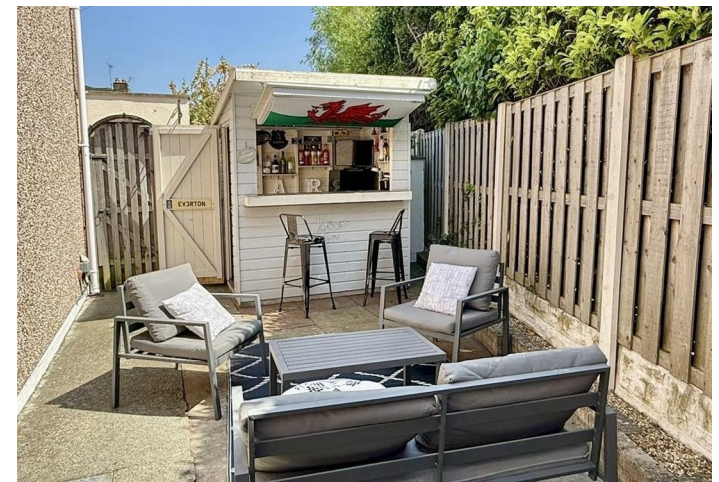
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

### Directions

Proceed from Conwy along the A55 towards Dwygyfylchi, turn first left after the tunnel, continue through the village, turning left into Treforris Road by the shops and the property will be the forth house on the right hand side.



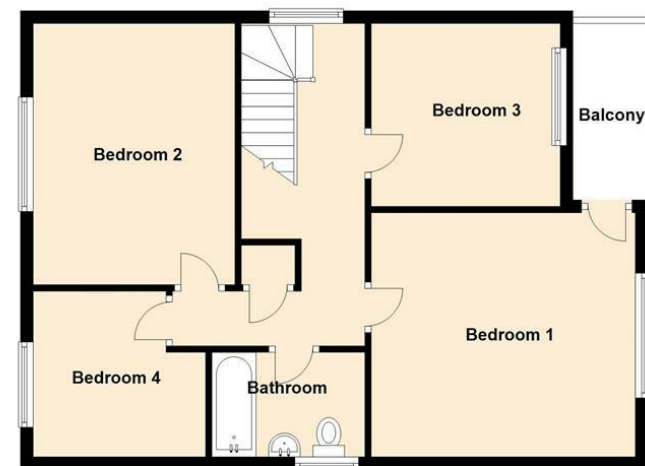
| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            | <b>84</b>                                                                         |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   | <b>68</b>                  |                                                                                   |
| (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<br>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.

Ground Floor



First Floor



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