



52 Cadnant Park

Conwy LL32 8PE

£650,000

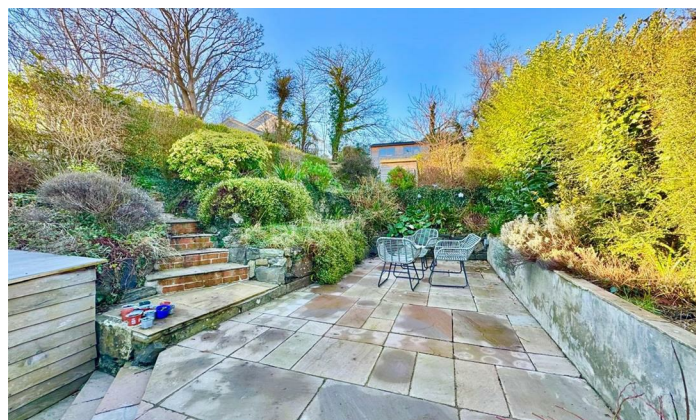
A substantial, 3-storey traditional townhouse, commanding an elevated setting within the highly popular Cadnant Park area of Conwy.

VIEWING HIGHLY RECOMMENDED

A stylish upgraded and sympathetically modernised period home retaining original character features throughout. Set in large grounds with outstanding coastal views from Deganwy towards the Vardre and down the Conwy Valley.

Spacious well appointed accommodation over three floors comprising reception hall, lounge, breakfast kitchen and dining room, rear utility and cloakroom, spacious first floor landing, bedroom 1 with ensuite shower room, bedroom 2/sitting room, bedroom 3, luxury bathroom, second landing, bedroom 4, bedroom 5, shower room, rear store/study room.

Gas fired central heating and uPVC double glazing, block paved driveway and hardstanding for parking, raised front sun terrace, large rear garden.



Tel: 01492 555500

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Location

Conwy

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords

(approximate measurements only):

Original Timber Front Door:

Leading to:

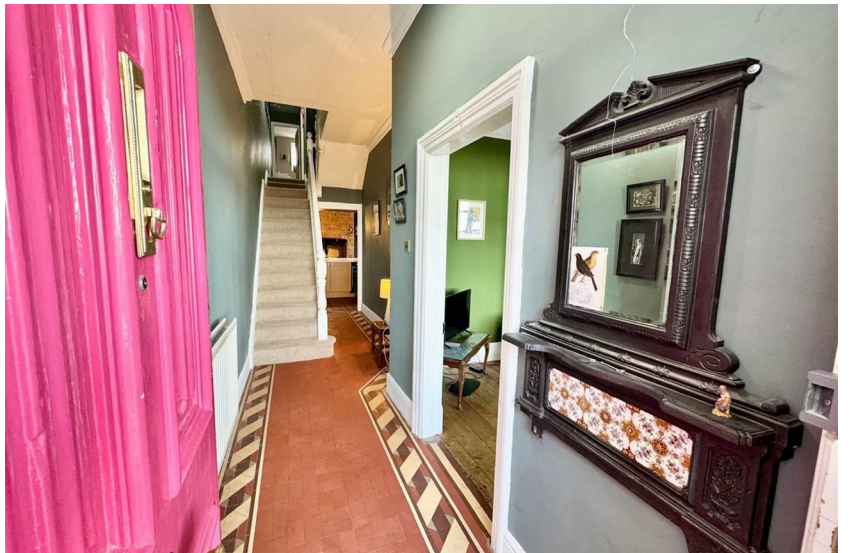
Reception Hall:

Minton style floor; double panelled radiator; balustrade staircase leading off to first floor level; coved ceiling; understairs storage cupboard.

Lounge:

14'0" x 12'3" (4.27m x 3.74m)

Plus walk-in double glazed bay window overlooking front enjoying views. Exposed timber floorboards; cast iron multi-fuel stove with slate surround; double panelled radiator; picture rail; coving; timber clad ceiling.



Dining Room:

12'3" x 11'0" (3.75m x 3.367m)

Quarry tiled floor; square uPVC double glazed bay window overlooking side elevation, window seat below; recessed cast iron multi-fuel stove; alcove storage cupboards.

Kitchen:

13'10" x 12'11" (4.22m x 3.95m)

Large island unit with inset wine cooler; breakfast bar; four ring gas hob; space for fridge; integrated dishwasher. Recessed inglenook style fireplace, rustic brick surround housing 'Aga'. Built-in alcove storage cupboards. Large uPVC double glazed patio doors leading onto side garden and patio.

Rear Passageway:

uPVC double glazed door to outside.

Walk-in Larder:

Range of shelving, light connected.

Utility & Cloakroom:

8'7" x 7'11" (2.63m x 2.42m)

Utility:

Wall tiling; inset shelving and base cupboard; inset sink and base cupboard; plumbing for automatic washing machine; wall mounted 'Baxi' boiler for central heating and hot water; uPVC double glazed window to rear.

Cloakroom:

High level WC and wash basin.

FIRST FLOOR

Split Landing:

Rear landing leading to:

Large Bathroom:

13'1" x 7'10" (4m x 2.4m)

Large shower enclosure with mains shower, sliding glazed door, 'Minton' style tiled floor; freestanding roll-top bath, low level WC and wash hand basin. uPVC double glazed windows overlooking rear; extractor fan; column radiator and heated towel rail.

Bedroom No 3:

9'10" x 9'7" (3m x 2.93m)

Timber flooring; column radiator; cast iron fireplace.

Bedroom No 2 (Currently used as Sitting Room):

12'11" x 11'6" (3.95m x 3.52m)

Cast iron and tiled fireplace surround and hearth; TV point; column radiator; uPVC double glazed window overlooking side; book shelving.



Bedroom No 1:

14'0" x 12'8" (4.29m x 3.88m)

Cast iron and slate fireplace surround; uPVC double glazed window overlooking front enjoying panoramic views; double panelled radiator; built-in storage cupboards.

En-suite Shower Room:

7'1" x 4'9" (2.17m x 1.47m)

Shower enclosure with sliding glazed door, attractive wall tiling, wash basin and low level WC; uPVC double glazed window overlooking front; column radiator.

SECOND FLOOR

Spacious Landing:

Sealed unit double glazed velux style window; access to roof space; walk-in wardrobe with hanging space.

Playroom/Study:

8'5" x 7'10" & 8'7" x 8'2" (2.59m x 2.39m & 2.62m x 2.5m)

Velux double glazed windows to rear and inset spotlighting.

Bedroom No 4:

11'6" x 13'1" (3.52m x 4m)

Timber floorboards; cast iron fireplace surround and tiled hearth; column radiator; uPVC double glazed window overlooking front enjoying extensive views towards Conwy mountain.

Bedroom No 5:

13'1" x 12'9" (3.99m x 3.9m)

Tiled and cast iron fireplace; built-in storage cupboard; column radiator; uPVC double glazed window overlooking front enjoying extensive views towards sea, estuary and mountain views.

Shower Room:

9'10" x 5'8" (3m x 1.74m)

Large shower enclosure, pedestal wash hand basin and low level WC; wall tiling; recessed storage cupboard with shelving.

Outside:

The property commands an elevated position, has a large plot with block paved gated front driveway providing ample off road parking and secure area for children or pets. Raised sun terrace enjoying extensive views. Side access leading to large rear patio and seating area; outside lights and water tap. Log store. Steps leading up to terraced rear garden with variety of established shrubs and plants, raised beds; timber garden workshop with 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, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Council Tax Band:

Conwy County Borough Council tax band 'F'.

Directions:

From the agents office continue along Bangor Road through the archway and out towards Bodlondeb turn left off Bangor road over the railway bridge into Cadnant Park, bear sharply right and follow the road around where it rises up to the upper part of Cadnant Park and the property will be viewed on the right hand side.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

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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