



Bod Hyfryd Llanrwst Road  
Conwy LL32 8HP



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

# Bod Hyfryd Llanrwst Road

Conwy LL32 8HP

£630,000

A Substantial Victorian Residence in an Elevated and Sought-After Setting on the Outskirts of Conwy

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

Occupying an enviable position on the outskirts of Conwy, in a well-regarded and established residential setting, this impressive three-storey Victorian home enjoys a slightly elevated aspect with far-reaching views across the town and surrounding countryside.

Set within generous grounds, the property benefits from a large lawned garden, mature boundaries and excellent privacy, together with a double garage and ample parking. The size of the plot also offers potential for further development, subject to the necessary planning consents.

The accommodation is arranged over three floors and offers a wonderful balance of character and practical family living. Period original features combine with well-maintained interiors to create a warm and inviting home.

Approached via a private driveway and stands within sizeable grounds, mainly laid to lawn, with mature shrubs and established planting providing a pleasant backdrop. The detached double garage offers excellent storage and workshop potential.



## Location

Situated within convenient walking distance of Conwy town, the property enjoys easy access to its historic walls, marina, independent shops, cafés and restaurants, as well as excellent road links towards Llandudno and the A55 for commuting across North Wales.

This is a rare opportunity to acquire a substantial and characterful Victorian home in one of Conwy's most desirable residential locations, offering space, privacy and future potential in equal measure.

Accommodation Affords  
(Approximate measurements only)

Lounge: 23'3" m x 14'6" (7.1 m x 4.43m )  
Reducing 3.22m in the dining area. Upvc double glazed window overlooking front enjoying extensive views; cast iron stove in recessed fireplace surround with pitch pine surround; 2 double panel radiator: t.v point; door leading to:

Garden Room: 14'5" x 11'10" (4.4m x 3.61m )  
UPVC double glazed windows and door leading to rear and front garden area. Double panel radiator; floor tiling.

Inner Hallway:

Staircase leading off to first floor level; cloak hanging hooks: doorway leading through to:

Dining/Kitchen: 22'11" x 10'9" (6.99m x 3.28m )  
Kitchen with fitted base and wall units with complimentary work tops; plumbing for dishwasher and washing machine; double drainer sink: central heating boiler; gas cooker point with brick effect fireplace surround; canopy extractor fan above: composite double glazed stable door to outside rear with covered rear access; doorway leading to:

Cloak Room:

Low level w.c: vanity wash basin: radiator floor and wall tiling; built in floor to ceiling cupboard; UPVC double glazed window; door leading down to:

Basement: 12'6" x 9'9" (3.83m x 2.98m )

Space for freezers and shelving and storage; power and light connected.



### Inner Hallway:

Staircase leading up to first floor landing; UPVC double glazed window overlooking rear; radiator; dado rail; coving.

### Bedroom 1: 13'9" x 12'8" (4.21m x 3.87m )

Range of built in bedroom units comprising wardrobes: bedside cabinets and overhead storage; corner wardrobe and seating with UPVC double glazed window overlooking front; large walk in bay window enjoying extensive views; radiator and doorway leading to:

### En-suite Bathroom 9'10" x 7'9" (3m x 2.37m )

Panel bath with shower above; Shower screen: low level w.c; bidet pedestal wash hand basin: ladder style heated towel rail: extractor fan; built in floor to ceiling cupboard for storage.

### Study: 9'10" m x 5'9" (3 m x 1.77m )

UPVC double glazed window overlooking rear; wall mounted shelving; built in storage cupboard and office worktop.

### Bedroom 2: 12'2" x 10'9" (3.73m x 3.3m )

UPVC double glazed bay window overlooking front enjoying extensive views; corner built in wardrobe and dressing table and shelving; coved ceiling; radiator.

### En- Suite Shower Room: 9'10" m x 4'1" (3 m x 1.25m )

Shower enclosure: low level w.c; wash basin; wall tiling; UPVC double glazed window; extractor fan; built in cupboard.

### Staircase Leading To Second Floor Level:

### Bedroom 3: 12'9" x 9'10" (3.91m x 3m )

Radiator; velux style window; views.

### Bedroom 4: 13'1" m x 6'11" (4 m x 2.12m )

UPVC double glazed window overlooking side; radiator.

### Bedroom 5: 13'8" x 9'8" (4.19m x 2.97m )

Velux style double glazed window overlooking front enjoying extensive views.

### Bathroom: 9'10" m x 8'7" (3 m x 2.63m )

Panel bath; pedestal wash hand basin; low level w.c; velux style window; double panel radiator; inset cupboard housing cylinder.



### Outside:

The property stands within generous, well-established grounds enjoying a private and slightly elevated setting. To the rear there are extensive lawned gardens bordered by mature trees, shrubs and hedging, A paved pathway leads to the entrance, with a large lawn providing an ideal space for families or for outdoor entertaining.

A sweeping private driveway approaches the property and continues to a substantial hardstanding area, offering ample parking and turning space for a number of vehicles. The grounds extend beyond the immediate garden area, with additional level sections suitable for a variety of uses, subject to any necessary consents.

Garage: 20'6" x 19'8" (6.27m x 6m )

Twin up and over automatic door; poer and light connected; side personal door.

### Services:

Mains water; electric; gas and drainage connected to the property.

### Council Tax Band:

Conwy County Borough Council tax band F

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(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	

#### Basement



#### First Floor



#### Ground Floor



#### Second 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 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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