



# Bryn Gwynant Dwygyfylchi

## Penmaenmawr LL34 6RD

£395,000

Commanding an enviable position overlooking the golf course and enjoying far-reaching views towards Anglesey and the Great Orme, this impressive five-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors.

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

Set within large, well-maintained gardens to both front and rear, the property enjoys a sense of space and privacy. A delightful sun terrace, mature planting, and multiple seating areas make the most of the property's elevated position and sweeping views.

The accommodation briefly comprises a welcoming entrance hallway with original mosaic tiled flooring, two reception rooms including a bay-fronted lounge with stunning sea views, large open-plan dining kitchen providing ample space for family dining and entertaining, rear conservatory opening onto the rear garden.

The first and second floors host five bedrooms, along with a well-appointed family bathroom. The top floor enjoys a particularly charming aspect with exposed beams, feature brickwork, and breathtaking views. uPVC double glazing and gas central heating.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

Located within walking distance of the village centre and close to the A55 expressway, the property provides easy access to the wider North Wales coast, nearby beaches, golf course, and surrounding countryside.

The Accommodation Affords:  
(Approximate measurements only)

### Integral Front Entrance Porch

uPVC double glazed front door, Minton style flooring, coved ceiling, twin pine and leaded glazed doors leading through to Reception Hall, balustrade staircase leading off to first floor level, radiator, picture rail, coving, telephone point, understairs storage cupboard.

### Lounge

11'11" x 13'0" (3.65m x 3.98m)

Recessed coal effect modern fire, laminated floor, radiator, picture rail, coving. Large uPVC double glazed bay window overlooking front, enjoying panoramic views over the golf course, towards the sea, Great Orme and Conwy Mountain.

### Rear Sitting Room

13'0" x 12'0" (3.98m x 3.66m)

uPVC double glazed window overlooking rear, double panel radiator, picture rail and coving.



## Dining Kitchen

22'11" x 12'0" (7.0m x 3.66m)

Kitchen - fitted range of base and wall units with complimentary work tops, single drainer sink with mixer tap, plumbing for automatic washing machine, space for fridge, double oven, four ring gas hob and extractor hood above. uPVC double glazed window, wall tiling, breakfast bar and peninsular base units sub-dividing from dining room.

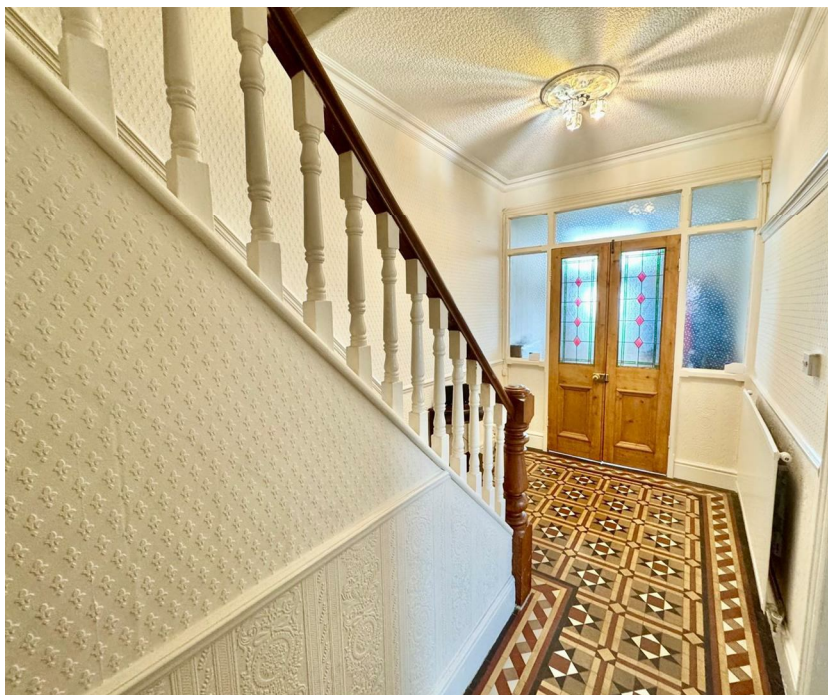
Dining area - with brick fireplace surround, laminated flooring, coved ceiling.

## Rear Conservatory

uPVC double glazed, door leading to outside courtyard area.

## First Floor Landing

Front and rear landing with further balustrade staircase leading off to second floor level, radiator.



## Bedroom 1

12'11" x 12'0" (3.96m x 3.66m)

Window overlooking front enjoying extensive panoramic views, coved ceiling, picture rail and coving, cast iron and tiled fireplace surround.

## Bedroom 2

12'11" x 12'0" (3.95m x 3.66m)

Timber flooring, radiator, uPVC double glazed window overlooking rear enjoying mountain views.

## Bedroom 3

8'4" x 7'0" (2.55m x 2.14m)

uPVC double glazed window overlooking front with views, radiator.

## Rear Landing

## Bedroom 4

8'9" x 11'7" (2.69m x 3.54m)

uPVC double glazed window overlooking side elevation.

## Bathroom

Three piece suite; shower cubicle, panelled bath, pedestal wash hand basin, radiator, uPVC double glazed window, shaver point. Separate w.c. Low level suite, fully tiled walls.

## Second Floor

Small landing with eaves storage cupboard and sealed unit double glazed Velux window overlooking rear, radiator.

## Bedroom 5

12'8" x extending to 20'9" max (3.88m x extending to 6.33m max)

Window overlooking front of property enjoying extensive panoramic views, Velux window to rear, timber flooring, radiator.



## Outside

The property benefits from a detached garage, rear vehicular access with ample off-road parking area. The gardens are thoughtfully landscaped, including areas of lawn, mature shrubs, and a level patio, ideal for outdoor dining and entertaining.

## 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

## Council Tax Band:

Conwy County Borough Council tax band F

## Proof Of Funds

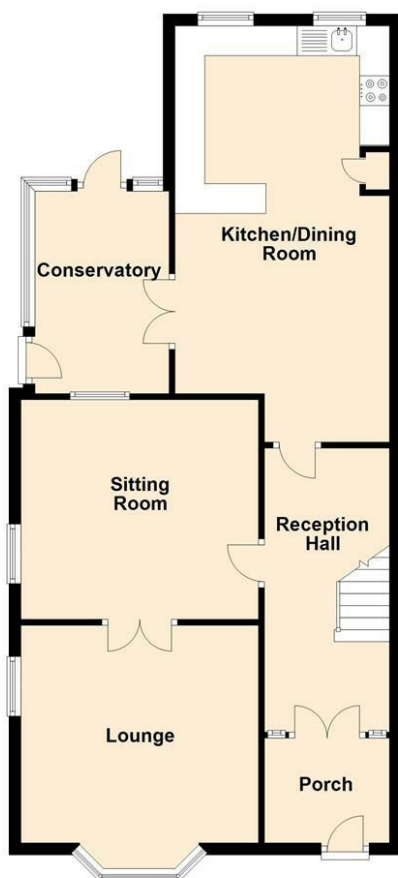
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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



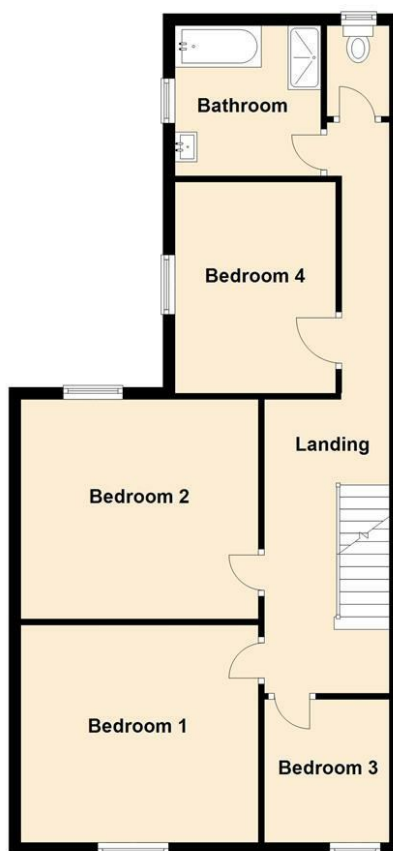


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|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

Ground Floor



First 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 opinion must be treated as given on the same basis as these particulars.

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