



18 Bryn Seiri Road
Conwy LL32 8NR



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£570,000

A substantial, individually designed and built four-bedroom detached residence, occupying an elevated position, enjoying far-reaching views towards the surrounding mountains and coastline.

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

VIEWING HIGHLY RECOMMENDED

This impressive family home has been thoughtfully extended and enhanced, creating a well-balanced and versatile layout, ideally suited to modern living. The property combines generous proportions with quality finishes throughout.

The accommodation comprises spacious reception hall, a superb open-plan kitchen and dining area, fitted with an extensive range of contemporary units, integrated appliances, and ample work surfaces. The lounge offers a more formal setting, complete with an attractive fireplace creating a cosy yet elegant environment.

A particular feature of the property is the striking garden room extension, benefitting from a glazed roof lantern and large windows that frame the delightful outlook towards the hills beyond. This bright and airy space provides an excellent additional reception area, ideal for relaxing and enjoying the surrounding scenery throughout the year.

To the first floor, the property offers four well-proportioned bedrooms, including a spacious principal bedroom. The accommodation is complemented by stylish and modern bath and shower room facilities, finished to a high standard.

Driveway providing ample off-road parking, leading to an integral garage and a home office. The gardens have been attractively landscaped, offering a pleasant setting with seating areas positioned to take full advantage of the elevated views.



Location

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 stunning North Wales coastline and surrounding mountain scenery are within easy reach.

Reception Hall 11'8" x 9'3" (3.58m x 2.83m)

Oak flooring, coved ceiling, vertical radiator, uPVC double glazed door to front elevation, feature glass and oak staircase leading off to first floor level, telephone point.

Cloakroom

Concealed cistern w.c. vanity washbasin, radiator, wall tiling, mirror, extractor fan.

Twin oak and glazed doors leading through to Lounge.

Lounge 21'8" x 12'0" (6.61m x 3.67m)

Feature fireplace with coal effect gas fire, marble hearth, coved ceiling, uPVC double glazed window overlooking front, two radiators, TV point.

Rear Orangery 13'1" x 13'11" (4.0m x 4.25m)

Sliding floor to ceiling French doors and windows, extensive views overlooking rear garden and to surrounding hillsides and over Gyffin village. Lantern style roof window, TV point, two vertical radiators, inset spotlighting.

Dining Kitchen 24'10" x 11'10" (7.57m x 3.62m)

Fitted range of base and wall units with complementary worktops, inset wine cooler, dishwasher, split level oven and grill, five ring gas hob, glass and stainless steel extractor above, tall cupboard, integrated fridge/freezer, inset sink, oak flooring.

Square archway leading to utility area.

Utility Room 9'8" x 5'11" (2.97m x 1.81m)

Fitted base and wall units with worktops, tall cupboard for storage, uPVC double glazed door and window to rear elevation, plumbing for washing machine. Door to Garage.



Garage 17'9" x 8'8" (5.42m x 2.65m)

High pressure hot water cylinder and Valiant central heating boiler, up and over door, plumbing for automatic washing machine.

Study / Home Office 9'8" x 8'7" (2.95m x 2.62m)

First Floor

Spacious Landing.

Bedroom 1 12'8" x 13'1" plus window recess (3.88m x 4.0m plus window recess)

Eaves storage cupboards, uPVC double glazed window overlooking front, radiator, inset lighting.

En-Suite Shower Room 9'0" x 5'1" (2.76m x 1.56m)

Shower with glazed screen, wall tiling, vanity washbasin, concealed cistern w.c. radiator, tiled floor with underfloor heating.

Family Bathroom 9'1" x 9'0" (2.79m x 2.75m)

Large wet room style shower with large glazed screen, vanity wash basin unit, concealed cistern w.c. wall mounted mirror, ladder style heated towel rail, fully tiled walls and floor.

Bedroom 2 13'11" x 9'1" (4.26m x 2.78m)

uPVC double glazed window overlooking rear enjoying extensive views, coved ceiling, radiator.

Bedroom 3 10'7" x 12'1" (3.23m x 3.7m)

Double glazed window overlooking front, radiator, coved ceiling, access to roof space.

Bedroom 4 8'4" x 8'10" (2.56m x 2.7m)

(currently used as a dressing room)

uPVC double glazed window overlooking front, radiator, range of wardrobes and storage units along both walls.

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

Council Tax Band F

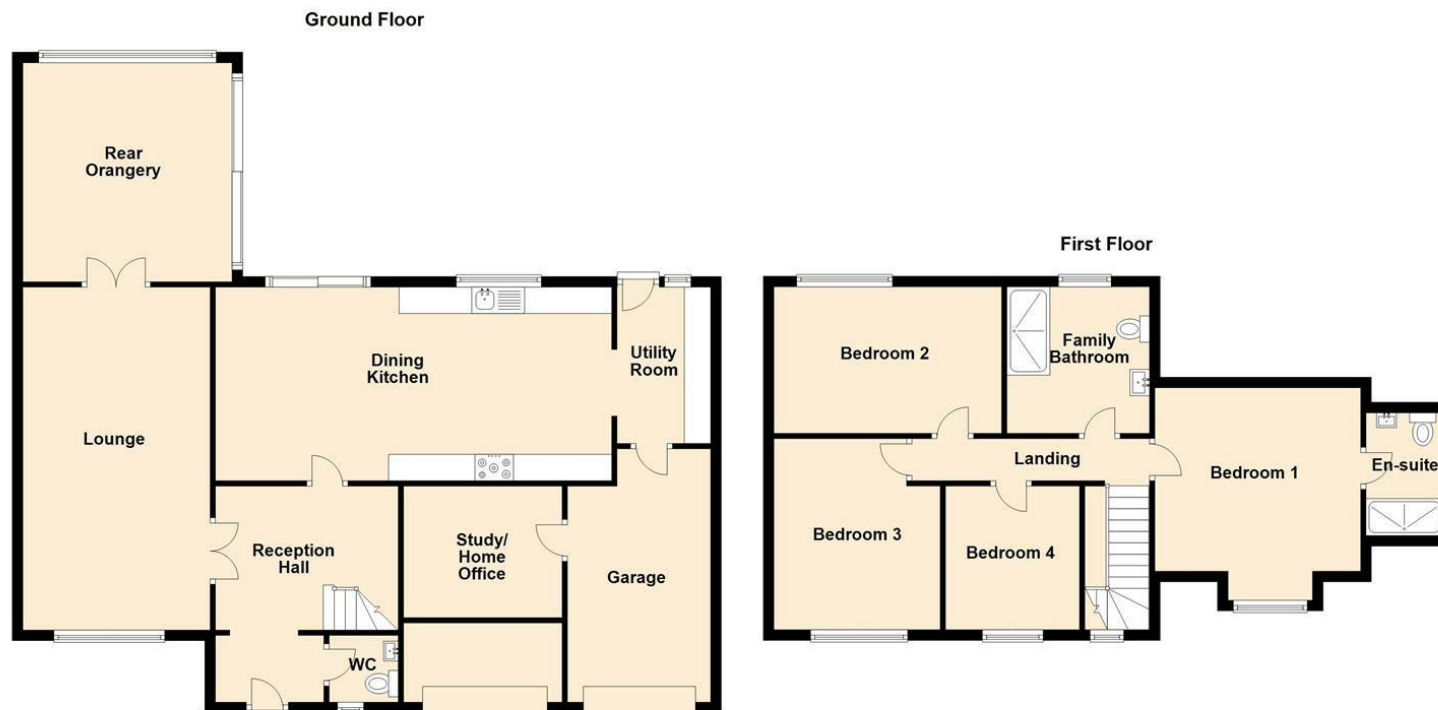
Directions

From Gyffin, continue up Llanrwst Road out towards Tynygroes, but turn left into Bryn Castell and continue round to the left with the road and immediately right up to Bryn Seiri and the property will be viewed on the right hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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.



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