



Woodlands Old Mill Road

Penmaenmawr LL34 6TG

£275,000

A traditional four-bedroom semi-detached home set in a popular residential area in the village of Dwygyfylchi, enjoying hillside views and offering excellent scope for renovation.

VIEWING RECOMMENDED

Tenure: Freehold - EPC: E - Council Tax: E

Located on Old Mill Road, a quiet and established address below Sychnant Pass and close to the North Wales coast, this characterful home benefits from uPVC double glazing but is in need of modernisation and personalisation.

Entrance hall with original stained glass features, two generously sized reception rooms, kitchen and outside utility spaces. Upstairs are four bedrooms and a bathroom, with pleasant views across to the surrounding hills and mature greenery.

Externally, the property features a well-tended front garden with stone boundary wall. To the rear is a private, low-maintenance courtyard with stone wall boundary and access to a detached garage via a rear lane. The outside space is not extensive and there is no traditional lawned garden.

IDEAL RENOVATION OPPORTUNITY.



Tel: 01492 555500

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





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.

The Accommodation Affords:
(approximate measurements only)

Covered Front Entrance:
Original front door leading to:

Entrance Vestibule:
Tiled floor; meter cupboard. Twin stained glass and timber doors leading to:

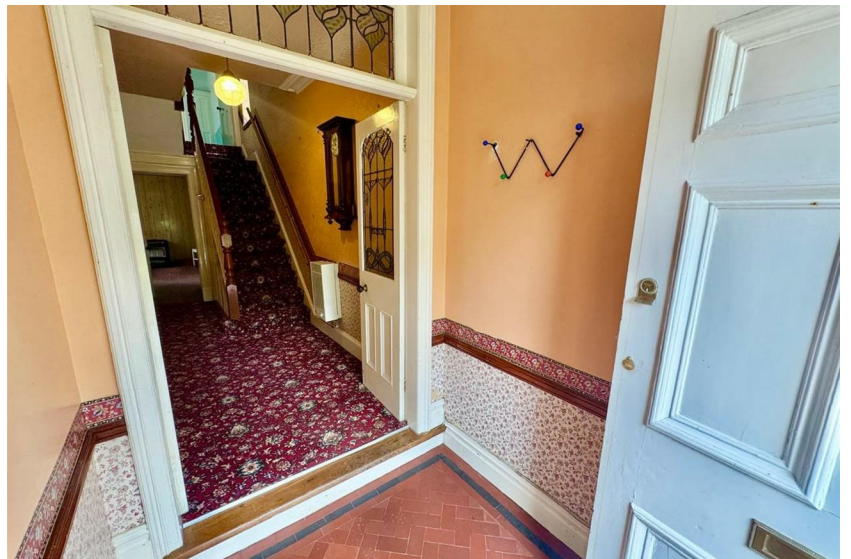
Reception Hall

Feature balustrade and spindle staircase leading off to first floor landing; dado rail; coving; wall mounted gas convector heater.

Lounge:

15'4" x 12'6" (4.69m x 3.83m)

Large square UPVC double glazed bay window overlooking front enjoying open views; tiled fireplace surround and gas fire (not tested) dado rail; alcove; alcove shelving; T.V and telephone point.



Dining Room:

11'8" x 12'3" (3.57m x 3.74m)

Tiled fireplace surround and gas fire (not tested)
alcove recessed shelving; picture rail; UPVC
double glazed window to rear.

Breakfast kitchen:

11'8" x 10'3" (3.58m x 3.13m)

Base and wall units with complimentary
worktops; single drainer sink; plumbing for
automatic washing machine; former fireplace
with raised hearth and gas fire (not tested) built
in alcove store cupboards; space for fridge.

First Floor:

Spacious first floor landing; window overlooking
side elevation; access to roof space.

Bedroom 1:

15'7" x into box bay 11'10" (4.77m x into box bay
3.62m)

Views overlooking front towards surrounding
mountain side; built in wardrobes to recess
alcove; coved ceiling.

Bedroom 2:

11'8" x 12'6" (3.58m x 3.82m)

Built in cupboard to recessed alcove; UPVC
double glazed window to rear; coved ceiling.

Bedroom 3:

10'2" x 7'11" (3.12m x 2.43m)

Pedestal wash hand basin; built in alcove
cupboard with shelving; UPVC double glazed
side window.

Bedroom 4:

8'4" x 6'2" (2.56m x 1.89m)

Timber flooring; UPVC double glazed window
overlooking front enjoying views.

Bathroom:

Three piece suite comprising panel bath;
pedestal was hand basin and low level w.c.
UPVC double glazed window to side elevation;

Outside:

Attractive front garden with established shrubs
and plants; outside seating area enjoying views;
side access leading to rear courtyard garden
with walled surround; twin timber gates and
hardstanding for parking. Detached car garage
measuring 5.36m x 2.66m with rolling sliding
timber doors. work bench; rear personal door and
window; light and power connected.
outside lean-to former w.c and outside store
housing gas boiler for hot water system.

Services:

Mains water, electricity, gas and drainage are
connected to the property.



Council Tax Band:

Conwy County Borough Council tax band 'E'

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.

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

Directions

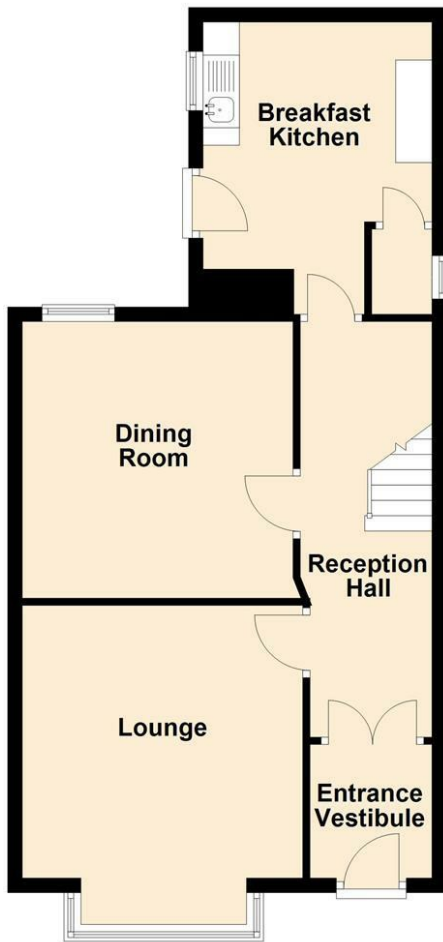
From Conwy head West along the A55 towards Bangor. After going through first tunnel, take left slip road off signposted Dwygyfylchi. Continue to the village Church then take first left towards Old Mill Road. Pass the Golf Course on right and where the road narrows, Woodlands will be viewed on the left hand side.



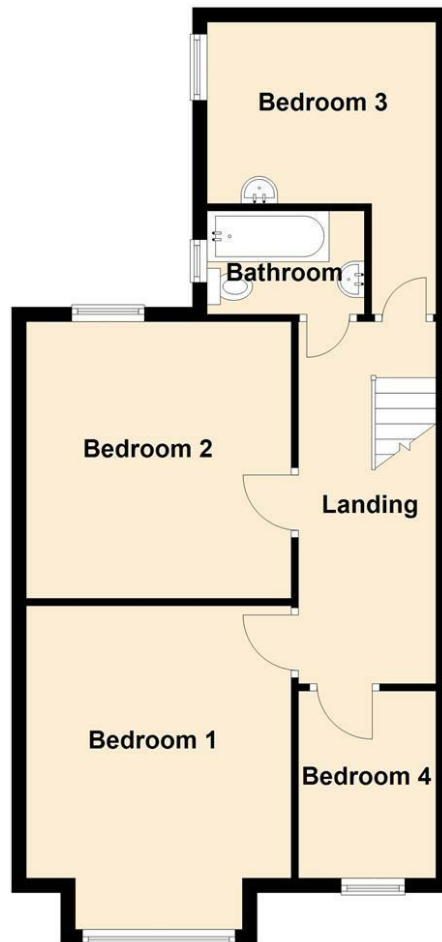


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First 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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