



East Clyne Fferm Bach Road
Llandudno LL30 1UA

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£575,000

An exceptional four bedroom semi-detached Edwardian villa situated in a prime residential location within walking distance of Craig-y-Don, Llandudno promenade and the town centre.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold EPC: D - Council Tax: G

This beautifully presented home has been tastefully refurbished and sympathetically modernised to an impressive standard, retaining a wealth of original features whilst incorporating high-quality, contemporary fixtures and fittings. Offering generous accommodation arranged over two floors, the property enjoys the benefit of stylish décor, elegant period detail, and modern comforts throughout.

Retaining many original features including panelled doors, moulded covings, stained glass, decorative fireplaces, and the original servant bell system which is still in working order. This home exudes timeless character combined with modern practicality.

The property is set within established and well-maintained gardens to front and rear, with a brick-paved driveway providing ample off-road parking and access to a small former garage (now used for storage). The rear garden is laid to lawn with mature boundaries offering a private and secure setting for outdoor enjoyment.



Location

Located amongst similar period properties in a quiet and desirable part of Craig-y-Don, within level walking distance of local shops, the seafront, and transport links, this is a rare opportunity to acquire a substantial and refined family home in a sought-after coastal setting.

The Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance

Twin timber and bevelled glass door leading to small entrance vestibule with Minton flooring and original stained and leaded glass timber and glazed doors leading to reception hall.

Reception Hall

Attractive original Minton style flooring, feature balustrade staircase leading off to first floor level, coved ceiling, picture rail, dado rail.

Downstairs Cloakroom 8'2" x 5'5" (2.51m x 1.66m)

Black and white tiled floor, radiator, coving, corner washbasin, low level w.c.

Open square archway from Reception Hall leads to Dining Room.

Dining Room 14'11" x 11'11" (4.55m x 3.64m)

Herringbone parquet flooring, feature timber fireplace surround with tiled inset and hearth, cast iron fireplace, column radiators, picture rail, coving, semi-circular uPVC bay window to front elevation.

Lounge 15'10" x 14'9" (4.83m x 4.52m)

Large square bay with single glazed window overlooking front of property, herringbone parquet flooring, feature fireplace surround with open grate, slate hearth, picture rail, coving, column radiator, TV point.

Rear Hallway

Understairs storage cupboard.

Study 8'4" x 7'3" (2.55m x 2.22m)

uPVC double glazed window overlooking side, telephone point, coved ceiling, built-in deep recessed shelved cupboard for storage.

Arched door leading to rear breakfast hallway.



Breakfast Hallway 10'7" x 6'6" (3.23m x 2.0m)
Slate tiled floor, twin uPVC French doors leading onto rear garden.

Dining Kitchen 20'8" x 7'10" (extending to 10'11")
(6.3m x 2.4m (extending to 3.33m))
Fitted range of base and wall units with granite worktops, central island with breakfast bar and inset oven, inset microwave, feature recessed former fireplace housing range cooker, timber mantle over, picture rail, display cupboards and integrated fridge, integrated dishwasher, two bowl porcelain Belfast style sink, vertical column radiator.

Utility Room 7'8" x 8'9" (2.35m x 2.68m)
Fitted base and wall cupboards, plumbing for automatic washing machine and space for dryer, tall cupboard housing Worcester central heating boiler, sink with mixer tap, double panel radiator.

First Floor

Main Bedroom: 10'7" x 14'3" (3.23m x 4.35)
Rear and side uPVC double glazed windows, arched leaded and stained window, picture rail, radiator.

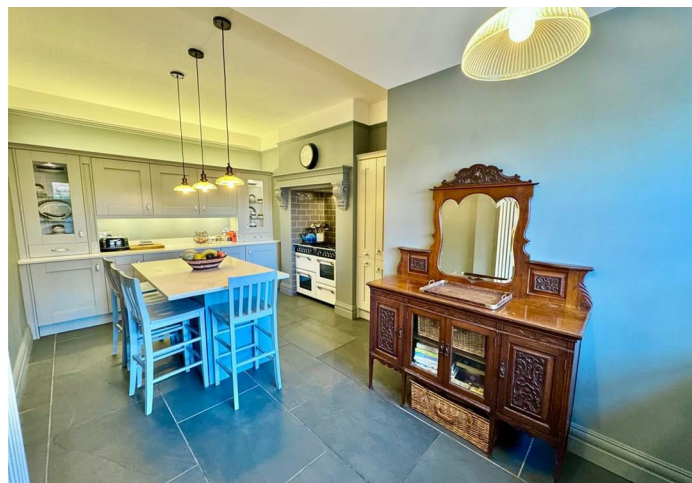
Bathroom 12'10" x 8'7" (3.93m x 2.62m)
Including recessed shower enclosure and built in linen cupboard. Attractive bathroom suite comprising twin Victorian wash stand with 'his and hers' basins, freestanding roll top bath with claw feet, high level w.c. shower enclosure, wall and floor tiling, timber panelling along one wall, column radiator, towel rail.

Main Landing
Stained and leaded roof light window, double panel radiator, picture rail.

Bedroom 2 12'2" x 10'10" (3.71m x 3.31m)
Cast iron fireplace surround, tiled hearth, picture rail, uPVC double glazed window, radiator.

Bedroom 3 (main bedroom) 16'3" x 15'0" (4.97m x 4.59m)
Leaded original glazed window to front elevation, radiator, cast iron fireplace surround, TV point, coved ceiling.

Bedroom 4 15'3" x 12'4" (4.65m x 3.77m)
Currently used as a study and sitting room.
Cast iron fireplace surround, coved ceiling, double panel radiator, timber floorboards, door leading to shower room (Jack and Jill shower room with access from landing and Bedroom 4).



Shower Room

Corner shower enclosure, wash stand and basin, high level w.c. picture rail, radiator, towel rail, built-in corner linen cupboard.

Outside

The property commands a sizeable level plot in a popular residential area, has brick paved private driveway providing ample off-road parking, grassed front garden with a variety of established shrubs and plants, high level boundary hedging providing privacy. Outside lighting and water tap, rear driveway leads to former garage which is now used as a store with up and over door and rear personal door.

Former outside w.c. and coal store. To the immediate rear of the house there is a patio area with further access leading to a secondary patio at the rear of the garage and enclosed lawned garden with established shrubs and plants.

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

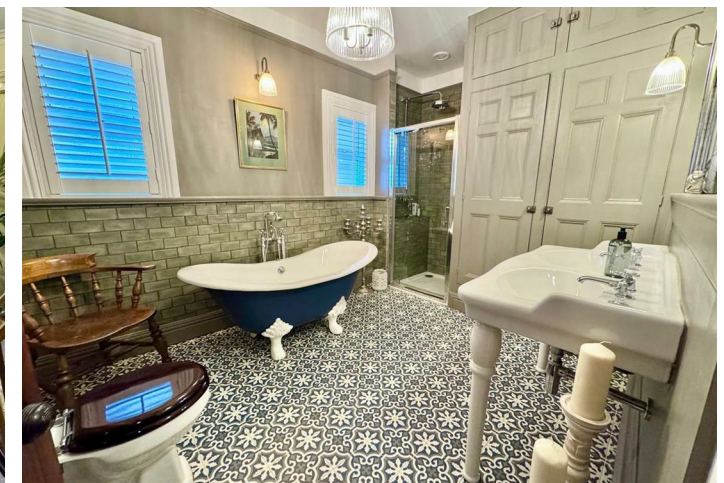
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

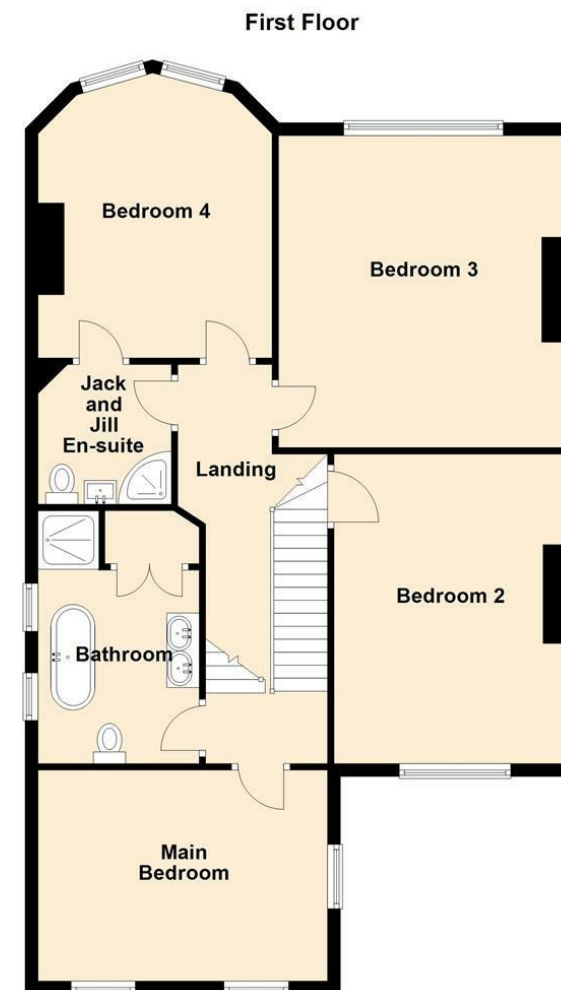
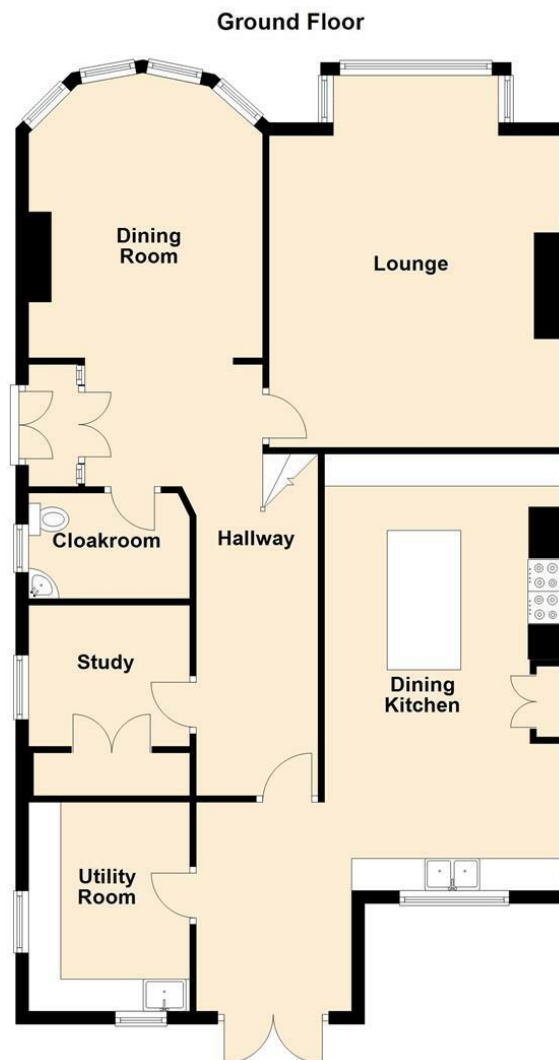
Conwy County Borough Council tax band G

Directions

Proceed along the A470 into Llandudno, at the roundabout at the top of Llandudno, take the 4th exit towards Craig y Don, passing the former private hospital, turn right into Fferm Bach Road and the property will be viewed immediately on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 opinion must be treated as given on the same basis as these particulars.

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