



Highleigh, Nant Y Gamar
Llandudno LL30 3BD



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£795,000

A substantial detached and secluded 4-bedroom family home in an elevated setting with sea views, located in the sought-after Nant y Gamar Road area of Craig-y-Don.

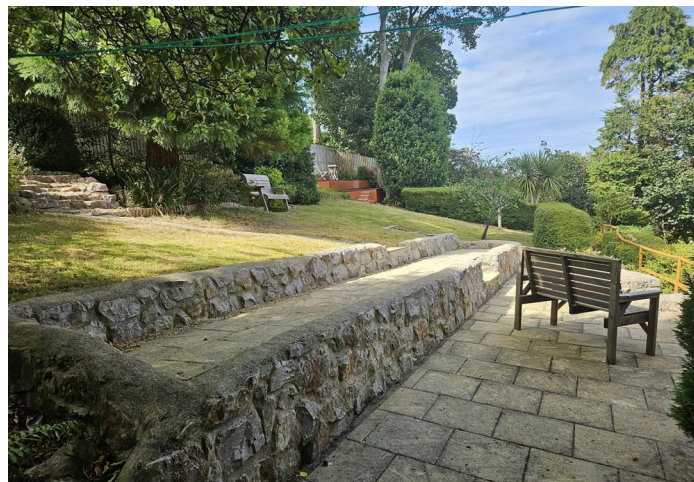
VIEWING HIGHLY RECOMMENDED

Occupying a delightful position above the town, this extended property enjoys far-reaching views towards the sea and surrounding countryside. Set within landscaped terraced gardens featuring mature planting, lawned areas, and multiple seating terraces, the home offers excellent outdoor living with space for al fresco dining and entertaining.

- Two well-proportioned reception rooms, both with feature fireplaces and plenty of natural light
- Conservatory/sun lounge overlooking the gardens
- Fitted kitchen opening through to dining area, ideal for family living
- Four bedrooms (master with en-suite shower room)
- Modern family bathroom
- Attic Room

The property has been sympathetically improved, upgraded, and landscaped in recent years whilst retaining much of its original character. Features include UPVC double glazing, oil-fired central heating, and spacious, well-planned family accommodation.

Externally, the property benefits from landscaped gardens laid out in terraces, with feature stone walls and a wide variety of shrubs and established planting. Several patio and seating areas make the most of the open aspect and sea views. To the front there is off-road parking for three vehicles with steps leading up to the house, together with a garage and further parking.



Location

A spacious family home in a highly regarded area, convenient for Craig-y-Don, Llandudno town centre, and the beautiful North Wales coastline.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Timber and double glazed front door leading to small open entrance vestibule with cloak hanging hooks, tiled floor, coving, archway leading to main reception hall with balustrade and spindle staircase leading off to first floor level, timber flooring, timber cladding to dado level, coved ceiling, built in electric meter cupboard, radiator.

Lounge 19'8" x 14'9" (6.0m x 4.5m)

Feature Adam style fireplace surround with cast iron inset, tiled hearth, open fireplace, coved ceiling, two uPVC double glazed Georgian style windows overlooking front enjoying extensive views, range of book shelving, TV point, double glazed French doors leading onto side patio area, inset spotlighting.

Sitting Room 11'10" x 15'1" (3.61m x 4.61m)

Feature beamed ceiling, cast iron fireplace surround with inset multi fuel stove, slightly raised slate hearth, TV point, telephone and internet points, double panel radiator, uPVC double glazed Georgian style windows overlooking front, display/book shelving, two windows looking into side conservatory. Square archway leading through to large dining kitchen along the rear of the property, inset spot and wall lighting.



Dining Kitchen 28'0" x 20'3 4" (8.55m x 6.2m)

Dining area with radiator, timber and glazed French doors leading into side Conservatory, bamboo flooring, uPVC double glazed window to rear, timber and glazed door leading to small rear entrance porch with tiled floor, double glazed Havard windows and stable rear door leading to outside.

Kitchen; peninsular base units and fitted base and wall units, peninsulate sub-dividing from dining area, complimentary work top, 1.5 bowl single drainer sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, recessed former fireplace with tiled inset, recess for electric cooker with filter extractor above. Free standing oak units with granite worktops and cupboard above, uPVC double glazed window to rear, 15 unit glazed door leading to rear Conservatory.

From dining area of kitchen, French doors leading onto:

Side Conservatory: 9'0" x 20'3" (2.76m x 6.19m)

Hardwood double glazed windows and doors, double panel radiator, timber flooring, polycarbonate roof, French doors leading to outside, t.v point.

Rear Conservatory 8'3" x 9'1" (2.54m x 2.78m)

Timber effect laminated flooring, TV point, radiator, polycarbonate roof, double glazed hardwood windows and doors leading to outside.

First Floor

Landing with timber panelling to dado level, leading to bedrooms and stepped loft access.

Bedroom 1 11'10" x 15'1" (3.61m x 4.61m)

Radiator, picture rail, uPVC double glazed Georgian style window overlooking front and side enjoying views, vanity wash basin with side plinth and recess storage, en-suite shower with low level w.c. corner shower enclosure, electric shower, extractor fan, ladder style heated towel rail.

Bedroom 2 15'0" x 8'5" (4.59 x 2.59)

Radiator, side and front aspect, UPVC double glazed Georgian style windows with views.

Bedroom 3 11'10" x 10'4" (3.62 x 3.16)

UPVC double glazed window overlooking front elevation, radiator.



Bedroom 4 10'2" x 4'9" plus eaves (3.1 x 1.47 plus eaves)
Rear aspect, velux sky light window.

Family Bathroom

Spacious room with 4 piece suite comprising Large shower enclosure, low level w.c, pedestal wash basin and panelled bath. Fully tiled floor and walls, ladder style heated towel rail and inset lighting.

Attic Room 12'2" x 7'6" (3.73m x 2.31m)

Lobby and storage, study or recreational room, Velux double glazed window, light and power connected. Access to roof space.

Outside

Landscaped gardens laid out in terraces with a wide variety of trees, shrubs and established planting. Several patio and seating areas make the most of the countryside and sea views. Summer house and large storage shed. To the lower level, there is off-road parking with steps leading up to the house, together with a garage.

Services

Mains water and electricity are connected to the property. Oil storage tank for central heating and private septic tank drainage.

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 - F

Directions

From the promenade front in Llandudno heading towards Penrhyn Bay, turn right just before Bodafon fields to Tan y Bryn Road and pass the school and new Annwyl housing estate on left. Continue up the hill into Nant y Gamar Road and continue half way up on right and Highleigh will be seen commanding an elevated position above the road.



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		65
(39-54) E	51	
(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.



Floorplan To Follow

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