This character family home has been extended and offers spacious 4 bedroom accommodation over 2 floors. In addition, there is also an attic converted room for use as a study or storage area.

Modern kitchen and bathroom, gas fired central heating and double glazing. Feature fireplaces with log burning stoves. Attractive garden, paved driveway and parking.

Viewing highly recommended.

Mountain Villa
Penmaenmawr
£344,000

A beautifully presented detached 4 bedroom family home in a popular setting on the outskirts of the village.
LOCATION

Occupying a lovely setting within the village in an elevated location close to Pen y Cae School.

Penmaenmawr is a traditional village with a range of shops and services located on the North Wales coast within easy access of the A55 Expressway.

ACCOMMODATION

(approximate measurements only)

Covered Entrance: Timber and tiled floor; timber and glazed door leading to:

Reception Hall: Oak flooring; double panelled radiator; balustrade staircase leading off to first floor level; coved ceiling; cloak hooks; telephone point.

Living Room: 18'7" x 11'11" (5.66m x 3.64m) Cast iron multi fuel stove on slate hearth with recess surround; picture rail; oak flooring; TV point; two double panelled radiators; uPVC double glazed side and front windows; twin French windows leading onto side garden.

Open Plan Breakfast Kitchen & Dining Area:

Dining Room: 11'11" x 9'8" (3.62m x 2.94m) Oak flooring; uPVC double glazed window overlooking front; double panelled radiator; picture rail; brick recessed fireplace surround with log burning stove.

Breakfast Kitchen: 12'0" reducing to 6'6" x 16'1" (3.67m reducing to 1.99m x 4.99m) Peninsular breakfast bar subdividing from dining area with space below for dishwasher; fitted base and wall units with complementary worktops; single drainer and round bowl sink; gas cooker point; large canopy, stainless steel, extractor above; wine rack; uPVC double glazed window overlooking side and rear elevation; double panelled radiator; space for American fridge. Timber and glazed door leading through to rear entrance and passageway.
**Downstairs Cloakroom:** Low level WC and corner wash basin, extractor fan.

**Cloaks/Utility Room:** Plumbing for automatic washing machine and space for drier; cloak hooks; wall cupboards.

**Rear Entrance Hallway:** 7'4" x 8'1" (2.24m x 2.46m) Double glazed rear door; wall mounted 'Worcester' combi boiler for central heating and hot water. Sealed unit velux window to rear; tiled floor.

**Ground Floor Bedroom/Sitting/Recreation Room:** 14'0" x 15'4" (4.26m x 4.67m) UPVC double glazed window; vertical radiator; TV point; sealed unit double glazed velux window to rear elevation.

**FIRST FLOOR - Landing:** UPVC double glazed window to front; picture rail; access to roof space; linen cupboard.

**Bedroom No 1:** 12'0" x 9'10" (3.65m x 3m) UPVC double glazed window overlooking side and rear with views; range of wardrobes along one wall with sliding mirror doors; telephone point; picture rail.

**Bedroom No 2:** 11'9" x 9'7" (3.59m x 2.92m) Cast iron fireplace surround; uPVC double glazed window overlooking front enjoying views; picture rail.

**Bedroom No 3:** 9'10" x 8'7" (2.99m x 2.61m) Radiator; picture rail; uPVC double glazed window overlooking rear.

**Bedroom No 4:** 11'11" x 6'1" (3.62m x 1.85m) UPVC double glazed window overlooking rear; picture rail.

**Bathroom:** Three piece suite comprising large walk-in shower cubicle with curved shower screen, panelled bath, pedestal wash hand basin, extractor fan; velux double glazed window overlooking rear; radiator; wall and floor tiling.

**Separate WC:** Low level suite; dado rail; uPVC double glazed window.

**Pull-down Ladder:** Giving access to:

**Attic Room:** 11'5" x 8'3" (3.48m x 2.52m) Insulated attic room, currently used as study and storage area with velux double glazed window. Doorway leading to additional roof space for storage.

**Outside:** The property stands in good sized plot with grassed gardens and variety of established shrubs and plants. Outside seating area. Rear timber store shed. Block paved driveway and hardstanding providing ample parking. The property is situated in an elevated position and enjoys views.

**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, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

**Directions:** From our Conwy office proceed in the direction of the A55 towards Bangor. Take the second exit signposted Penmaenmawr and proceed into the village, turn left just before the lights into Conwy Old Road and follow this road passing Pembroke Road on the right hand side and take the third right hand turning into Graiglwyd Road towards the school and follow the road round to the right and the property will be viewed on the left hand side by Ysgol Pencae.
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.