



DAFYDD HARDY

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Tyddyn Ap Ifan Penmaenmawr

- Substantial detached period residence
- Exceptionally spacious with much character
- 4/5 Bedrooms, en-suite, bathroom & shower room
- 3 Reception rooms & garden room
- Mains gas central heating & Aga range
- Balcony with unparalleled sea views
- Stands in approx. 1 acre of garden grounds
- Detached double garage with pit & ample parking
- Planning permission for 4 detached dwellings
- Remarkable position – viewing essential
- EPC Band: E

**Offers Over
£550,000**

Reference: 29157

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Tyddyn Ap Ifan, Graiglwyd Road, Penmaenmawr, Conwy LL34 6ER

Occupying a superb position within the sought after coastal village of Penmaenmawr and enjoying exceptional sea views, Tyddyn Ap Ifan is a highly appealing Detached Period Residence offering substantial accommodation over 2 floors, standing within garden grounds measuring approximately 1 Acre whilst being within easy reach of village amenities and the A55 expressway. Having a significant balcony which runs along the northern aspect and wraps around the western and southern sides, the views from here are to be savoured and enjoyed to the full, stretching across Conwy Bay towards Penmon Point lighthouse and Puffin Island, even as far as the lighthouse at Point Lynas on the northerly coast of Anglesey – we're sure the sunsets from here will be quite spectacular! The generously proportioned accommodation is complemented by the generous gardens which, with its circular driveway offers plentiful private parking and a double garage which can be accessed from the roadside. For those who would be happy to reduce the garden size, there is even planning permission (planning number: DC/0/46107) for the erection of 4 detached dwellings.

The interior of Tyddyn Ap Ifan still retains its essential period charm and character with deep bay sash windows together with original shutters, attractive open fireplaces and eye-catching staircase to the entrance hall whilst being practical and highly versatile for a large family – the property was significantly enlarged by the present owners some years ago in sympathy with the original dwelling, adding significantly to the footprint. Benefiting from partial double glazing and mains gas central heating, the accommodation briefly affords: Porch, Entrance Hall, Wc, Lounge, Dining Room, Kitchen with Breakfast Area, Garden Room, Landing, Study, 4 Bedrooms, En-Suite, Bathroom and Shower Room. A fine home that awaits its next new owner to make it their own. Off the roadside is a double garage with an integrated pit. A semi-circular drive (twin access) offers ample off road parking. The gardens are primarily laid to lawn having a number of mature trees and shrubs to the borders. There are 2 old greenhouses, original brick built raised beds/cloches, anthracite store, wood shed, coal store, outside Wc and a spacious lean-to outbuilding and open log store.



Location

Penmaenmawr is a busy coastal village sandwiched between the foothills of Snowdonia and the sea. The village, which has a Victorian past offers a comprehensive range of amenities having undergone major improvements in recent years, making for an attractive place to shop and includes a primary school. A popular golf course lies on the outskirts of the village. Penmaenmawr has a wide sandy beach, promenade and popular sailing club. Only a short drive away is the historic walled town of Conwy with its magnificent Edwardian castle. The village is on the main railway line providing easy links to Holyhead, Bangor, Llandudno and other major towns along the North Wales coast as does the main A55 expressway which by-passes the village. As previously mentioned, Penmaenmawr borders the Snowdonia National Park with dramatic steep hills to the rear, offering the opportunity to explore the mountain terrain with ease – the distinctive Foel Lus with its Victorian terrace walk is definitely worth exploring.

Property Features

Entrance Hall With Wc

Lounge: 17' 1" x 13' 7" (5.23m x 4.16m max) measured into Bay

Dining Room: 13' 4" x 16' 1" (4.07m x 4.91m max) measured into Bay

Kitchen/Breakfast Area: 13' 10" x 25' 7" (4.24m x 7.81m max)

Garden Room: 10' 1" x 19' 7" (3.08m x 5.97m)

Landing

Master Bedroom: 17' 1" x 13' 7" (5.22m x 4.15m max)
Measured into Bay

En-Suite: 6' 0" x 12' 2" (1.84m x 3.71m)

Bedroom 2: 13' 9" x 13' 0" (4.21m x 3.98m)

Bedroom 3: 13' 4" x 8' 1" (4.08m x 2.48m max)

Bedroom 4: 13' 4" x 6' 10" (4.08m x 2.10m max)

Study: 8' 11" x 9' 1" (2.72m x 2.79m max)

Bathroom: 4' 8" x 9' 1" (1.43m x 2.79m)

Shower Room



Total Approximate Floor Area 2186ft² (203.1m²)

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Directions

From our Llandudno office, proceed towards Mostyn Street turning right and onwards onto Mostyn Broadway. On reaching the roundabout, take the third exit onto the B5117 and then the first exit onto Conway Road at the next roundabout and from here follow signs for the A55. Join the A55 at junction 19 in the direction of Bangor. On reaching the Penmaenmawr roundabout, follow signs into the village turning left by the Spar convenience store into Fernbrook Road. Take the second turning on your right into Merton Park and proceed up the hill to the 'T' junction. Turn left and proceed for approximately 50 yards where you will find the on your left hand side.

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

Heating

Gas Central Heating. The agent has tested no services appliances or central heating system (if any).

Tenure

Freehold

Council Band Tax

For details of please contact: Conwy Council



Viewing by Appointment | 01492 88 44 84