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Chatham House, Penmaenmawr Road,  
Llanfairfechan, Conwy, LL33 0PN

£550,000

- SIX BEDROOMS
- STUNNING COASTAL VIEWS
- IDEAL FOR HOLIDAY LETS
- LARGE GARDEN

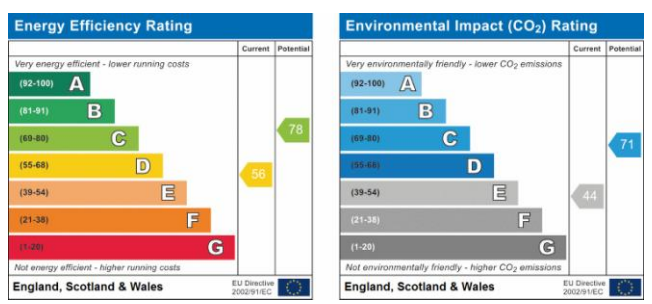
**COUNCIL TAX BAND**  
Tax band G

**TENURE**  
Freehold

**DATE:**  
4th September 2020

**DIRECTIONS**  
Coming from Llandudno continue along the A55 expressway in the direction of Conwy. Continue through the tunnel and then take the exit for Llanfairfechan. Then take the first left onto Penmaenmawr Road. The property can then be found on the right hand side.

**SERVICES**  
Mains gas, electric, water and drainage are all believed connected or available at the property. All services and appliances have not been tested by the selling agent.



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This substantial late Victorian stone built property which dates back to circa 1885 and has been in the same family for over 40 years. The property stands in an elevated position and enjoys views across the sea and out to Puffin Island to the front. The extensive accommodation is arranged over three floors offering; six bedrooms, three bathrooms, three kitchens and four reception rooms. A scheme of refurbishment works have been carried out by the current owner including soundproofing to the ground floor, upgraded double glazing and various cosmetic improvements. This property would be ideal for doing holiday let apartments, with its desirable coastal position.

Upvc double glazed entrance doors leading into;

#### **ENTRANCE PORCH**

With original large solid wood door into;

#### **ENTRANCE HALL**

23' 0" x 5' 9" (7.02m x 1.77m) With radiator, carpet, power points and doors leading off.

#### **LOUNGE**

17' 2" into bay x 14' 10" (5.24m into bay x 4.54m) With double glazed bay window to the front enjoying coastal views, feature multi fuel burner with raised slate hearth and exposed stone back, radiator, telephone point, TV point, carpet and power points.

#### **KITCHEN/ DINER/ SITTING AREA**

22' 2" max x 14' 10" (6.76m max x 4.53m) With a range of modern white gloss fronted wall and base units and drawers with complementing worktop surfaces over, integrated fridge/ freezer, integrated dishwasher, built in composite one and a quarter bowl sink, Built in eye level double oven, built in induction hob with extractor fan over, built in microwave, feature exposed stone hearth, column radiator, large floor to ceiling picture windows to the front and side enjoying views out to the sea and Puffin Island, feature contemporary multi fuel burner with slate hearth and power points.

#### **BEDROOM ONE**

14' 8" x 10' 5" (4.48m x 3.20m) With built in wardrobes, double glazed window to the side, radiator, carpet, radiator, TV point and power points.

#### **EN SUITE**

8' 7" x 6' 5" (2.62m x 1.96m) With a contemporary three piece suite comprising double shower cubicle with rainfall shower over and further shower attachment, low flush WC and wash hand basin with vanity cupboard beneath. Extractor fan, column radiator, tiled floor, underfloor heating, part tiled walls and double glazed window to the side.

#### **BEDROOM TWO**

16' 6" x 10' 10" (5.03m x 3.32m) With double glazed window to the rear, double glazed bay window to the side, a range of built in wardrobes, LAN point, carpet and power points.

#### **UTILITY ROOM/ WC**

With low flush WC, wash basin with vanity cupboard beneath, space and plumbing for washing machine, vinyl floor, power points and lift up floor hatch with steps leading down to cellar with power and light.

#### **REAR HALL**

With understairs storage cupboard, upvc door leading out to the rear and stairs leading to the first floor landing with door into;

#### **HALL**

16' 9" x 5' 10" (5.12m x 1.78m) With carpet, radiator, power points and doors leading off.

#### **LOUNGE**

14' 9" x 12' 11" (4.51m x 3.94m) With two double glazed windows to the front enjoying stunning coastal views, coved ceiling, TV point, double panel radiator, feature fireplace with electric fire fitted, carpet and power points.

#### **KITCHEN**

14' 11" x 10' 11" (4.56m x 3.33m) With a range of fitted wall and base cupboards and drawers with worktop surfaces over, inset

stainless steel single drainer sink, electric cooker point, four ring electric hob with extractor over, space and plumbing for washing machine, power points and two double glazed windows.

#### **STUDY**

6' 6" x 5' 11" (2m x 1.81m) With double glazed window to the front enjoying stunning coastal views and coved ceiling.

#### **BEDROOM THREE**

14' 11" x 13' 10" (4.56m x 4.22m) With double glazed window to the front, double panel radiator, wash hand basin, picture rail, coved ceiling, carpet and power points.

#### **BEDROOM FOUR**

14' 11" x 10' 9" (4.55m x 3.28m) With double glazed window to the side, double panel radiator, wash hand basin, carpet and power points.

#### **BATHROOM**

7' 9" x 7' 7" (2.38m x 2.33m) With a four piece suite comprising shower cubicle, panelled bath, pedestal wash hand basin and low level WC. Double glazed obscure glass window to the side.

#### **WC**

With low level WC and wash basin.

Stairs leading to second floor landing with door into;

#### **HALL**

22' 10" x 5' 9" (6.96m x 1.77m) With column radiator, double glazed window to the front enjoying stunning coastal views, access to roof space which is bordered with power and light. Carpet, power points and doors leading off.

#### **LOUNGE**

14' 11" x 14' 0" (4.56m x 4.27m) With feature fireplace with cast iron back with inset living flame gas fire, two column radiators, picture rail, TV point, carpet and power points.

#### **KITCHEN/ DINER**

14' 4" x 12' 9" (4.38m x 3.91m) With a range of modern fitted wall

and base cupboards and drawers, complementing worktop surfaces over, inset stainless steel single drainer sink, built in electric Neff oven, five ring Neff gas hob with extractor fan, built in Neff eye level oven, integrated fridge/ freezer, space for dishwasher, space for dining table, built in stainless steel Siemens microwave, column radiator, TV point, two double glazed windows to the front, part laminate floor, part carpet, double glazed windows to the front enjoying stunning coastal views and power points.

#### **BEDROOM FIVE**

14' 10" x 10' 9" (4.53m x 3.29m) With double glazed window to the side, with a range of built in wardrobes and bedroom furniture, carpet and power points.

#### **BEDROOM SIX**

12' 2" x 10' 9" (3.71m x 3.30m) With double glazed window to the side, column radiator, Worcester gas fired central heating boiler, built in wardrobes, desk and drawers, carpet, telephone point and power points.

#### **UTILITY**

With space and plumbing for washing machine.

#### **BATHROOM**

11' 3" x 7' 4" (3.43m x 2.25m) With a four piece suite comprising roll top bath, double shower cubicle, low level WC and pedestal wash hand basin. Column radiator, airing cupboard and double glazed obscure glass window to the side.

#### **OUTSIDE**

To the front is a double garage and off road driveway parking for several vehicles. Steps lead up to the front entrance and paved patio area which enjoys stunning views out to the sea and Puffin Island. The front garden is tiered with lawn gardens with a mixture of well established plants, shrubs and bushes, offering an abundance of colour. To the rear is vehicular access and a heather garden leading to lawn area shrubs and trees.

