

Hillrise, 47 Penrhyn Isaf Road, Penrhyn Bay,
Llandudno, LL30 3LT

Asking Price Of
£625,000



Anthony Flint

property consultants



Built in 1912, Hillside is a handsome double fronted period residence with stunning contemporary styled accommodation, situated on a very prominent corner plot close to village centre of Penrhyn Bay, within level walking distance to the promenade and within easy access to the local shops, school and other amenities. The present owners have completely re-modelled, extended and transformed the property into a spacious lovely family home whilst retaining many original features including stained glass windows, coved ceilings, oak flooring, and feature oak stairway. Offering spacious and versatile accommodation, Hillside affords reception hall with cloakroom off, lounge, modern fitted dining kitchen, utility room, 2nd dining room and snug, two principal bedrooms with modern en-suite shower rooms, two further double bedrooms and family bathroom. To the outside, there is ample driveway parking for several vehicles leading to the single car garage and raised lawned area with shrubs to the front. The rear garden is laid to low maintenance paves with seating area and steps leading up to the enclosed lawned garden.

COVERED CANOPY ENTRANCE

Tiled steps lead up to feature oak entrance door with leaded, stained glazed panels and brass fittings.

RECEPTION HALL

14' x 9' 9" (4.27m x 2.97m) Feature fireplace with original cast iron surround with tiled inset, marble hearth and fitted log burner, oak flooring, coved ceiling, ceiling rose, turned stairway with original oak fretwork to first floor with original stained leaded windows (within UPVC fitting) on half landing and additional Upvc double glazed window to front elevation.

INNER HALL

Access to Cellar, continuation of oak flooring, cloaks cupboard with ample shelving and hanging space.

CELLAR

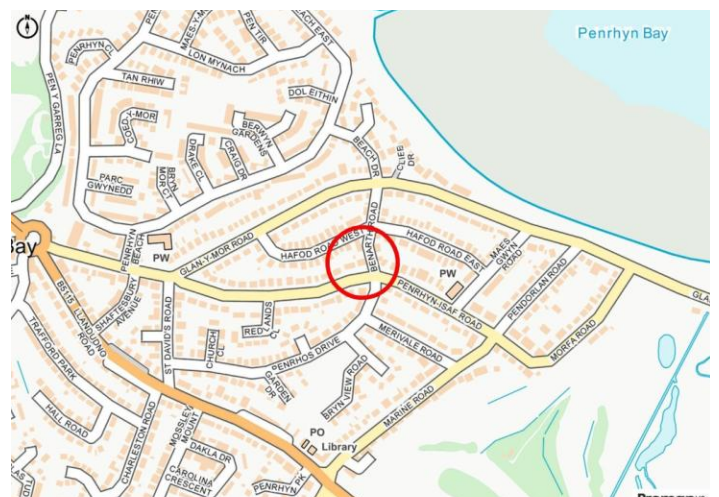
Access from Inner Hall. Steps leading down to room for storage.

W.C.

7' 08" x 4' 04" (2.34m x 1.32m) Modern two piece suite in white comprising wall hung, concealed cistern w.c. with flush wall push, vanity wash hand basin with cupboard below in anthracite grey gloss with Vitra sink with mixer tap, feature chrome heated towel radiator, part panelled walls in brick effect ceramic tiling and slate effect tiled flooring, extractor fan, inset sensor spot lighting, wall mounted Vitra mirror.

LOUNGE

17' 11" x 14' 10" (5.46m x 4.52m) uPVC leaded window to front elevation and two smaller uPVC leaded windows to either side of fireplace to side elevation, decorative feature fire surround with cast iron inset gas fire and marble hearth, oak flooring, two wall light points, coved ceiling, ceiling rose, two radiators, television and satellite point, telephone point. Double opening doors to:





STUNNING OPEN PLAN DINING KITCHEN

DINING AREA

12' 06" x 11' 03" (3.81m x 3.43m) uPVC double glazed leaded window to side elevation, modern wall mounted radiator, wood effect tiled flooring. Open access through to:

KITCHEN AREA

13' 04" x 12' 07" (4.06m x 3.84m) (21'03" max into inner hall) Fitted with modern, Nolte German handle-less units in white and grey with inset Neff appliances including Hide and Slide fan oven, Combi Fan oven, induction hob in central island with Elica ceiling mounted cooker hood, dishwasher, larder fridge and larder freezer, striking Silestone work surfaces with matching upstands and window sill, sink unit with mixer tap giving instant Zip Hot water, continuation of wood effect tiled flooring, breakfast bar area incorporated within central island, inset spot lighting and under unit lighting, uPVC double glazed leaded window to side elevation and one to rear elevation.

INNER HALLWAY - Modern vertical radiator, continuation of wood effect tiled flooring. **STORAGE ROOM** With shelving.





UTILITY ROOM

8' 04" x 5' 10" (2.54m x 1.78m) uPVC double glazed leaded window and uPVC double glazed door to rear garden, fitted with a range of white modern wall and base units, one housing Ozo 250 litre storage cylinder and one housing Ideal Logic+ central heating boiler, space for washer dryer, granite work surfaces with matching splash backs and upstands, continuation of wood effect ceramic tiled flooring.

TEENAGERS OPEN PLAN DINING/HOMEWORK ROOM

12' 10" x 10' 04 max into alcove" (3.91m x 3.15m) Feature cast iron gas fire with marble hearth, continuation of oak flooring, radiator, television point, alcove cupboard with floating shelves above. Archway to:

'CHILL OUT' SNUG LOUNGE

10' x 8' 09" (3.05m x 2.67m) uPVC double glazed French style doors to rear garden, radiator, telephone point.

FIRST FLOOR LANDING Coved ceiling, inset spot lighting, radiator.

PRINCIPAL BEDROOM ONE

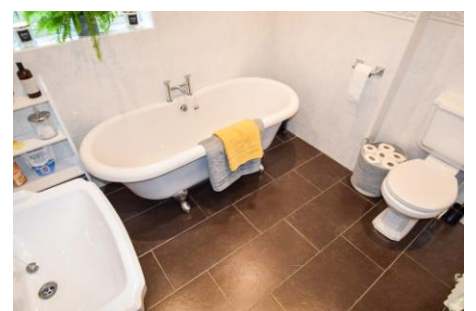
17' 10" x 15 max excl bay' (5.44m x 4.57m) uPVC double glazed leaded bay window to front elevation with distant roof top views towards Rhos on Sea and North Wales coast line in the distance, additional uPVC double glazed leaded window to side elevation, fitted with a range of bedroom furniture including two double wardrobes and single wardrobe, six drawer and five drawer chests with matching dressing table and two bedside cabinets, two radiators, two wall light points, television point.

EN SUITE 9' x 4' 08" (2.74m x 1.42m) Modern three piece suite in white comprising walk in shower and dual head shower fitment and full length glazed screen, low flush w.c. and wall mounted floating vanity wash hand basin with mixer tap and two drawer unit below, fully tiled walls and complimentary ceramic tiled flooring, shaver point, chrome ladder style heated towel rail, inset spot lighting, extractor fan.

PRINCIPAL BEDROOM TWO

14' 09 excl door recess" x 14' 09" (4.5m x 4.5m) uPVC double glazed leaded window to side elevation with distant roof top sea views and additional uPVC double glazed leaded window to rear elevation with roof top views towards Little Orme, built in bedroom furniture to include double wardrobe and two matching three drawer chests and two bedside cabinets, loft access, radiator. **EN SUITE** 8' 11" x 4' 09" (2.72m x 1.45m) uPVC frosted leaded window to side elevation, three piece suite in white comprising walk in shower with dual shower head, wall mounted floating vanity wash hand basin with mixer tap and two drawer unit below, low flush w.c, chrome wall mounted heated towel rail, shaver point, fully tiled walls with feature tile







detail in shower, contrasting ceramic tiled flooring, inset spot lighting, extractor fan.

BEDROOM THREE

14' 01" x 11' 07" max into bay" (4.29m x 3.53m) uPVC double glazed, leaded bay window to front elevation with distant roof top views towards the hillside, radiator, wood effect laminate flooring, television point, fitted double wardrobe and dressing table.

BEDROOM FOUR

12' 10" x 10' 06" (3.91m x 3.2m) uPVC double glazed leaded box bay window to rear elevation with roof top views towards Little Orme, loft access, wood effect laminate flooring, radiator, built in storage cupboard with shelving and hanging rail, built in bedroom furniture comprising double wardrobe and shelving unit, matching dressing table and bedside cabinet.

FAMILY BATHROOM

8' 02" x 7' 03" (2.49m x 2.21m) uPVC double glazed frosted leaded window to rear elevation, fully tiled walls with embossed border tile and occasional motif, three piece suite in white comprising free standing claw foot bath with mixer taps,



pedestal wash hand basin and low flush w.c., Victorian style radiator with chrome towel rail, ceramic tile contrasting floor, inset spot lighting, extractor fan.

EXTERNALLY

Front - laid to block paving with ample parking, raised lawn with hedge and shrub borders, established raised border with flower beds. Access to side. Rear - wrought iron single gate to rear garden, laid to low maintenance paving, courtesy lighting, outside tap, seating area. Steps leading up to raised lawn area with established flower and shrub borders with fence boundaries, outside electric point.

GARAGE

18'6" x 11' (5.64m x 3.35m) Up and over door size 8'3" x 7' (2.5m x 2.1m), power and light, door and frosted window to rear.

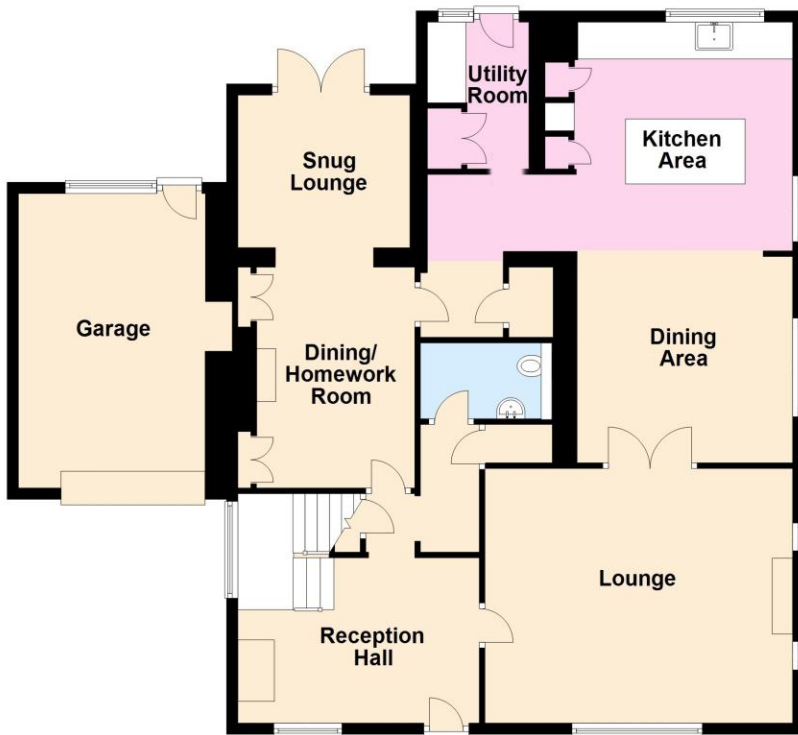
TENURE

We are informed by the vendors that the property is Leasehold. For a term of 999 years from 1912 with an annual Ground Rent of £6.00. RB 20/10/2020.



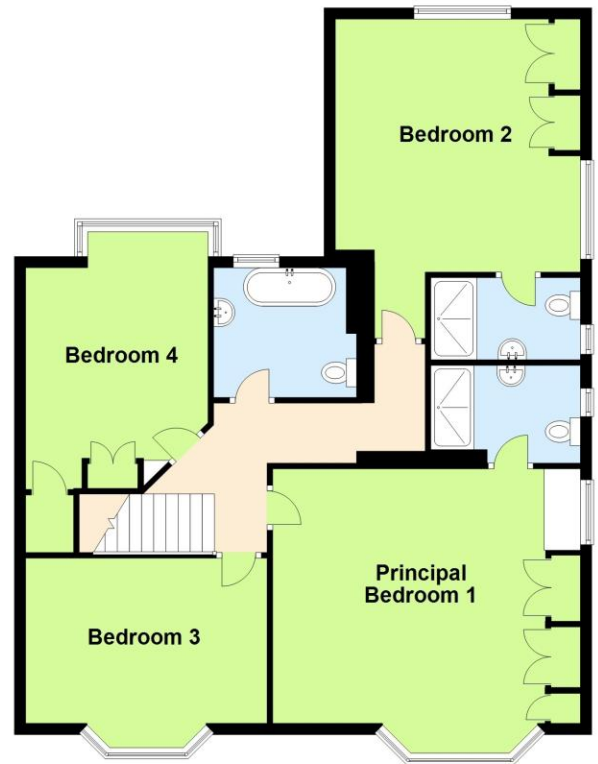
Ground Floor

Approx. 139.0 sq. metres (1495.9 sq. feet)



First Floor

Approx. 101.4 sq. metres (1091.2 sq. feet)



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Leasehold. We are informed by the vendors that the Council Tax Band is Band G.

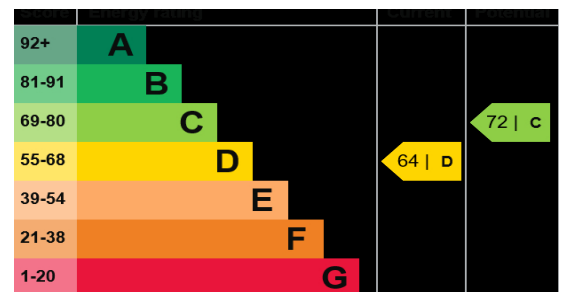
Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity: In order to comply with anti-money laundering regulations.

Anthony Flint 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.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.



125 Mostyn Street
Llandudno
LL30 2PE

www.anthonyflint.co.uk
llandudno@anthonyflint.co.uk
01492 877418

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.