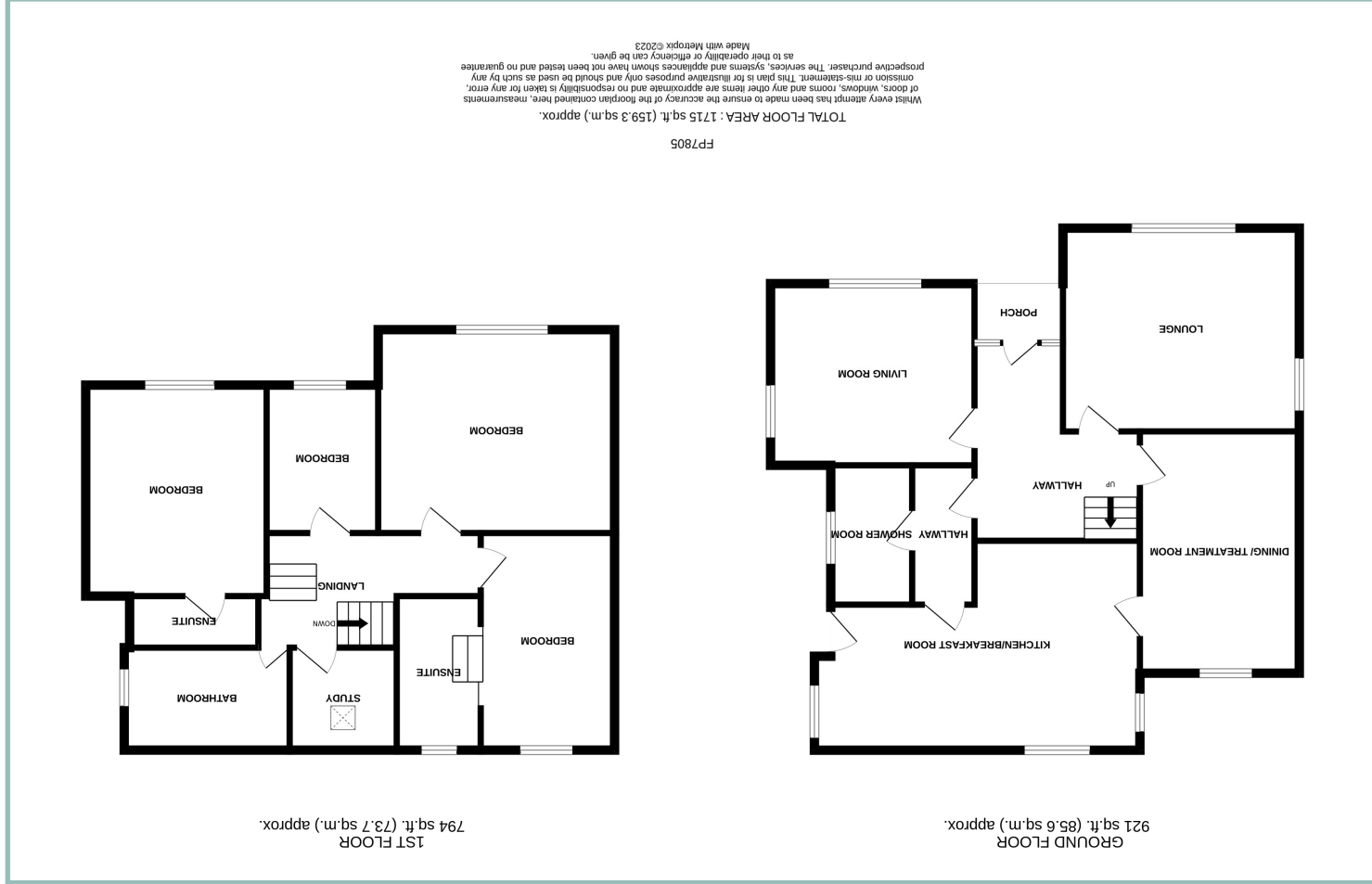
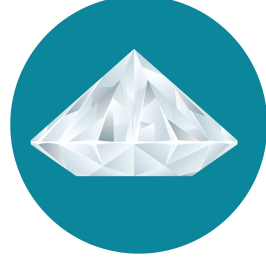


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole

DIAMOND COLLECTION



Four Bedroom Period Home Situated In A Quiet & Sought After Location

Description

Vyrnwy is a beautiful, substantial, double fronted, four bedroom detached period property built in 1886, retaining many original features such as coved ceilings and original timber sash windows.

The property is located on a quiet, private "no through road" of individually designed homes, enjoying mountain views to the front aspect and superb views over the sea, Anglesey, Puffin Island and the stunning sunsets to the rear aspect.

The spacious and well planned accommodation comprises of a recessed porch leading into a good size reception hall with original Minton style mosaic tiled floor throughout, recessed arched alcoves and stained glass windows. Double aspect lounge with an original distinctive feature cast iron working fireplace and exposed wooden floor. Double aspect living room with a Henley log fire. Dining room (currently used as a treatment room) with an arch recess and exposed wooden floor, which has a door providing access to the well equipped kitchen/breakfast room; with integrated fridge/freezer, gas fired Worcester combination boiler, Stoves gas hob and oven, integrated carousel cupboards and breakfast bar area. Inner hall area with access into the shower/wet room which also has space and plumbing for a washing machine.

A turned staircase from the main hallway leads to a mezzanine landing with access to a study room and modern four piece family bathroom with a deep bath and separate shower cubicle. Master bedroom with a modern en-suite shower room, double bedroom two, bedroom three with sliding doors into a modern en-suite shower room and a single bedroom four.

The outside of the property is approached via double timber gates which provides access onto a large driveway with ample parking for multiple vehicles. Vyrnwy stands in good sized and well established gardens, with a lawned front and back garden hosting a selection of mature plants, shrubs and trees. Gated access to the side of the property provides further additional drive/parking area with the benefits of a detached garage and three useful adjacent outhouses. There is several paved seating areas and a raised vegetable garden and rockery to the side of the property.

- * BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED PERIOD RESIDENCE
- * SITUATED IN A HIGHLY SOUGHT AFTER & EXCLUSIVE AREA OF THE VILLAGE
- * ENJOYS MOUNTAIN, SEA, ANGLESEY, PUFFIN ISLAND AND SUNSET VIEWS
- * RETAINS MANY ORIGINAL FEATURES
- * LOVELY GARDENS, DRIVEWAY & GARAGE

Open Porch

5' 7" x 3' 9" 1.70m x 1.14m



Entrance Hallway

7' 4" x 4' 8" 2.23m x 1.42m

Hall

11' 3" x 10' 2" 3.43m x 3.10m



Lounge

12' 9" x 14' 8" 3.88m x 4.47m



4 Bedroom Detached House

VYRNWY

ALEXANDRA PARK

PENMAENMAWR

CONWY

LL34 6YH

REDUCED FROM £625,000

£599,950

Reference Number: FP7805

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

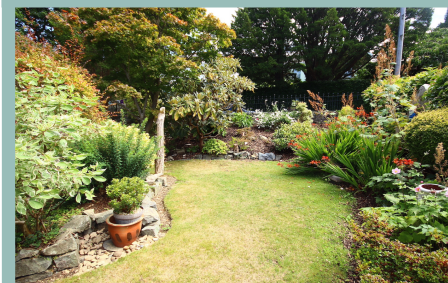
Viewing

By appointment contact:

tel: 01492 583100

email: conwy@fletcherpoole.com

web: www.fletcherpoole.com



Location

Situated close to the centre of the village of Penmaenmawr with its range of shops, primary school and bus/rail services. The A55 coastal road provides access to the University City of Bangor (approximately 10 miles) and also eastwards to the towns of Conwy, Llandudno, Colwyn Bay and beyond.

Directions

From our Conwy office proceed in the direction of the A55 Bangor. Take the second exit off signposted Penmaenmawr. Proceed along Conway Road to the shops, turn left onto Conwy Old Road, third right onto Graiglwyd Road, first right onto Alexandra Park (private road) where Vyrnwy can be found after the Friary on the right.

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Four Bedroom Period Home Situated In A Quiet & Sought After Location

4 Bedroom Detached House

VYRNWY
ALEXANDRA PARK
PENMAENMAWR
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REDUCED FROM £625,000
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Living Room

12' 10" x 13' 3" 3.91m x 4.04m

Dining/Treatment Room

15' 3" x 9' 7" 4.65m x 2.92m



Inner Hall

7' 1" x 3' 8" 2.16m x 1.11m

Shower/Wet Room

8' 10" x 5' 5" 2.69m x 1.65m



Kitchen/Breakfast Room

19' 1" x 11' 11" 5.82m x 3.63m

Study

6' 8" x 5' 10" 2.03m x 1.78m

Bathroom

8' 11" x 5' 10" 2.71m x 1.78m

Landing

11' 4" x 5' 2" 3.45m x 1.57m

Bedroom One

13' 3" x 12' 10" 4.04m x 3.91m



En-Suite Shower Room

7' 5" x 3' 3" 2.26m x 0.99m

Bedroom Two

12' 9" x 13' 9" 3.88m x 4.19m



Bedroom Three

13' 10" x 8' 5" 4.21m x 2.56m



En-Suite Shower Room

8' 5" x 5' 5" 2.56m x 1.65m

Bedroom Four

8' 9" x 7' 2.66m x 2.13m



Garage

17' 9" x 9' 2" 5.41m x 2.79m

Store One

5' x 4' 10" 1.52m x 1.47m

Separate W.C.

5' 3" x 3' 5" 1.60m x 1.04m

Store Two

9' 2" x 4' 6" 2.79m x 1.37m