



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		79 C	10 G

TOTAL FLOOR AREA: 3314 sq.ft. (307.9 sq.m.) approx.  
 Which every attempt has been made to ensure the accuracy of the drawings here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FP7948

327 sq.ft. (30.3 sq.m.) approx. (Basement)  
 304 sq.ft. (28.1 sq.m.) approx. (Ground Floor)  
 322 sq.ft. (29.9 sq.m.) approx. (1st Floor)  
 320 sq.ft. (29.7 sq.m.) approx. (2nd Floor)





# Seven Bedroom, Grade II listed Detached Period Property Situated In The Heart Of The Village

## Description

A substantial 7 bedroom, Grade II listed detached stone period property built in 1872, and having been in the same family for over 100 years. The property is situated in the heart of the village enjoying views of the mountains and the sea. Gorphwysfa occupies a large plot with gardens to side and rear, ample off road parking and a selection of outbuildings. The current owners have renewed the central heating system, re wired and refurbished some of the rooms, thus allowing the new owners the opportunity to put their own stamp on this versatile family home.

The accommodation comprises: Entrance hall, double aspect lounge with open fireplace, double aspect sitting room with bar area, dining room with large window (used to be a shop front), kitchen with gas hob and double electric oven, stairs from the hallway leading down to the cellar room which has space and plumbing for a washing machine and dryer and two storage rooms.

From the main hallway, stairs lead to the landing, three double bedrooms and a single bedroom and large modern four piece bathroom with freestanding bath and separate shower cubicle, stairs to the second floor landing: three bedrooms, store room and bathroom with further development potential.

Single glazed sash windows and gas fired combination boiler.

To the outside there is a large parking area and outhouse/ store. The front garden is laid for low maintenance with paved seating areas and a timber gate which provides access to the good size lawned side garden which has several brick built and timber built outhouses which were formally used as stables.

- ✓ SUBSTANTIAL DETACHED SEVEN BEDROOM HOME
- ✓ OCCUPIES A LARGE PLOT WITH AMPLE OFF ROAD PARKING, OUTBUILDINGS & GARDEN
- ✓ SITUATED IN THE CENTRE OF THE VILLAGE
- ✓ ENJOYS MOUNTAIN AND DISTANT SEA VIEWS
- ✓ VERSATILE ACCOMMODATION LAID OVER FOUR FLOORS
- ✓ NEW CENTRAL HEATING SYSTEM AND REWIRED
- ✓ FREEHOLD

## Hallway

17' x 6' 3" 5.18m x 1.90m

## Lounge

12' 9" x 13' 2" 3.88m x 4.01m



## Sitting Room

12' 7" x 13' 1" 3.83m x 3.99m

## Inner Hall

12' 2" x 6' 1" 3.71m x 1.85m

## Dining Room

15' 11" x 12' 10" 4.85m x 3.91m

## Kitchen

12' 10" x 11' 10" 3.91m x 3.60m



## Landing

22' 1" x 6' 3" 6.73m x 1.90m

## Bedroom One

12' 10" x 13' 2" 3.91m x 4.01m



## Bedroom Two

12' 7" x 13' 3" 3.83m x 4.04m

## Bedroom Three

12' 6" x 13' 4" 3.81m x 4.06m

## Bedroom Four

6' x 6' 4" 1.82m x 1.93m

## Bathroom

12' 8" x 12' 8" 3.86m x 3.86m

## Landing

22' 1" x 6' 5" 6.73m x 1.95m

## Bedroom Five

13' 3" x 12' 9" 4.04m x 3.88m

## Bathroom

13' 9" x 6' 11" 4.19m x 2.11m

## Bedroom Six

13' 1" x 12' 8" 3.99m x 3.86m

## Bedroom Seven

12' 11" x 13' 2" 3.94m x 4.01m

## Store Room

6' x 6' 2" 1.82m x 1.87m

## Cellar One

27' 10" x 6' 6" 8.49m x 1.98m

## Cellar Two

12' 10" x 12' 4" 3.91m x 3.76m

## Location

Gorphwysfa is located in the centre of the village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

## Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Turn left at the traffic lights, proceed into the village, pass the Primary school, where the property can be found on the right.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: G

## 7 Bedroom Detached Home

Gorphwysfa  
Village Road  
Llanfairfechan  
LL33 0AA

## GUIDE PRICE

**£395,000**

Reference Number: FP7948  
14/2/2024

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

