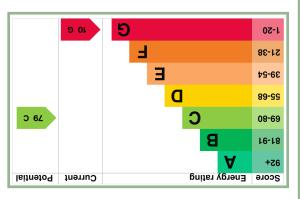
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Seven Bedroom, Grade II listed Detached Period Property Situated In The Heart Of The Village

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

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 <u>www.voa.gov.uk</u> Energy Efficiency Rating: G 7 Bedroom Detached Home

Gorphwysfa Village Road Llanfairfechan LL33 0AA

£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 web: www.fletcherpoole.com









