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[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



# Detached Six Bedroom, Three Storey Home Located In A Corner Plot

## Description

A stunning and immaculately presented six-bedroom, three storey home situated in an attractive and private corner plot in the highly sought after Acrau Hirion, on the outskirts of the historic walled town of Conwy, enjoying spectacular views of the mountains and countryside to the rear. This is a well-planned and spacious property offering versatile family living. The property is ideally located for walking distance into town, local amenities, Marina and a short drive to Llandudno and the A55. This property must be viewed to fully appreciate all it has to offer in it's fantastic location & position.

The accommodation comprises to the ground floor; Entrance Hallway, Living Room, and open plan Kitchen/Diner/Family Room with double doors out onto the garden where the views can be enjoyed at their best. The modern Kitchen benefits from a gas hob, electric oven, integrated fridge, freezer and dishwasher with breakfast bar area, making it a fantastic entertaining space. From the Kitchen there is a Utility Room with further cupboard space and storage with access to the side of the property. To the first floor: there are four double Bedrooms, one with a modern Ensuite and the Family Bathroom with separate shower and bath. To the second floor: Spacious Master bedroom with spectacular views over the countryside with Ensuite Shower Room, and a further single Bedroom/Study.

Outside to the front; there is a low maintenance garden with established borders, large driveway with ample parking leading to a single garage with up and over door. To the rear; there is a lovely, landscaped garden with separate seating areas, space for a hot tub with grass laid to lawn, paved patio area and a raised decked area, fenced and hedged boundaries and side gated access. The rear of the plot extends on a slope below the decked area, accessed via steps where a sizeable garden shed is located at the bottom. UPVC double glazing throughout and gas central heating.

- \* A STUNNING SIX-BEDROOM, THREE STOREY FAMILY HOME ON THE OUTSKIRTS OF CONWY
- \* EXCEPTIONAL COUNTRYSIDE VIEWS TO THE REAR
- \* LANDSCAPED GARDENS TO THE FRONT & BACK
- \* BEAUTIFUL OPEN PLAN KITCHEN/FAMILY ROOM WITH SEPARATE UTILITY
- \* OCCUPYING A LARGE, PRIVATE CORNER PLOT
- \* SINGLE GARAGE AND AMPLE OFF-ROAD PARKING



## Lounge

18' 1" x 11' 5.51m x 3.35m



## Kitchen/Family Room

26' 5" x 15' 3" 8.05m x 4.65m



6 Bedroom Detached 3 Storey House

17 ACRAU HIRION  
CONWY  
LL32 8AP

**£575,000**

**REDUCED FROM £595,000**

Reference Number: FP7849

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](http://www.fletcherpoole.com)



## Location

Acrau Hirion is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelrys, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

## Directions

From our Conwy office turn left onto Uppergate Street, proceed through the arch and continue onto Sychnant Pass Road, continue up the hill, turn left into Acrau Hirion where number 17 can be found at the end on the right.

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

Energy Efficiency Rating: B

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Detached Six Bedroom, Three Storey Home Located In A Corner Plot

## Utility Room

5' 7" x 5' 1" 1.70m x 1.55m

## Garage

16' 5" x 8' 7" 5.00m x 2.61m

## Bedroom Two

13' 5" x 11' 4.09m x 3.35m



## En-Suite Shower Room

7' 6" x 3' 9" 2.28m x 1.14m

## Bedroom Three

12' x 9' 5" 3.66m x 2.87m



## Bedroom Four

12' 5" x 8' 7" 3.78m x 2.61m



## Bedroom Five

9' 4" x 8' 8" 2.84m x 2.64m



## Bathroom

8' 8" x 7' 2.64m x 2.13m



## Master Bedroom

17' 6" x 15' 11" 5.34m x 4.85m



## En-Suite Shower Room

8' 7" x 5' 11" 2.61m x 1.80m



## Bedroom Six/Study

8' 9" x 8' 7" 2.66m x 2.61m



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3 Storey House

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