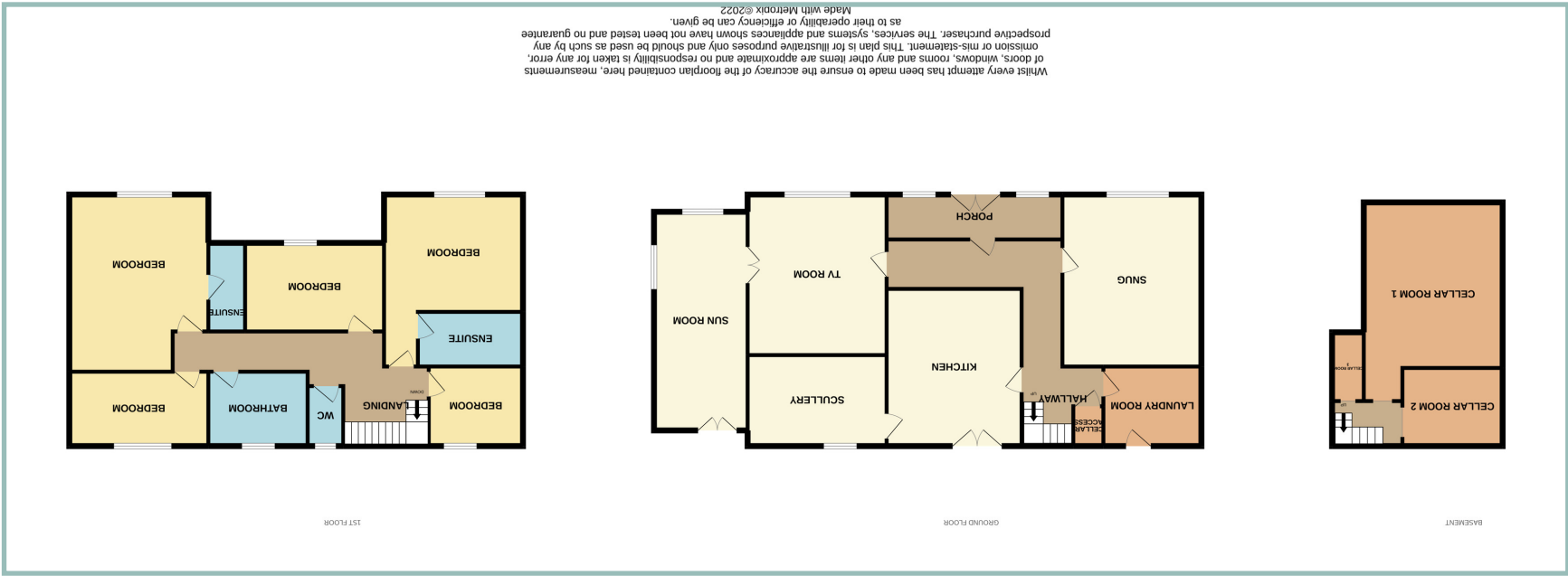


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com



Five Bedroom Period Home Enjoying Superb Views

Description

Situated at the foot of the mountain, within the stunning Snowdonia National Park, a beautifully presented detached period home built circa 1850's, enjoying the most fantastic views over the sea, the Gt. Orme, Puffin Island, the golf course and the mountains.

"Plas Gwyn" occupies a large plot with lovely gardens and grounds wrapping around the property, allowing for ample off road parking and a rear garden and patio area.

The property has been lovingly and sympathetically refurbished over recent years creating a light and spacious family home with accommodation comprising: Entrance porch with storage cupboards; hallway; double aspect snug/dining room with multi-fuel stove in feature fireplace; television room with electric fire and marble inset; sunroom with Velux windows, double doors onto the rear patio and offering sea and mountain views. Modern kitchen/breakfast room with granite topped centre island, gas/electric Ringmaster set in an exposed recessed stone fireplace, space for a fridge/freezer and double doors onto the patio. Scullery with an additional sink, electric hob and plumbing for a dishwasher; laundry room with space and plumbing for a washing machine, dryer and a w.c. Boiler room housing the Worcester gas boiler and providing access down into the cellar rooms. A turned staircase from the inner hall leads to the good size landing, two en-suite double bedrooms, two further double bedrooms and a single bedroom/study. Modern four piece bathroom with free standing bath, large walk-in shower and separate w.c. Quality double glazing and gas central heating throughout.

Gated driveway leading to a large parking area ideal for multiple vehicles and a motorhome or boat, double garage and workshop/store. There are well maintained gardens surrounding the property with wild flowers, a pond, and meadow areas with paths meandering through to encourage the wildlife. Abundant mature shrubs and a variety of plum and apple trees. A gate at the rear of the garden provides access onto the mountain. Variety of seating areas including a flagged patio off the kitchen.

- * ATTRACTIVE DETACHED FIVE BEDROOM HOME ENJOYING SUPERB FAR REACHING VIEWS
- * SITUATED AT THE FOOT OF THE MOUNTAIN WITHIN THE SNOWDONIA NATIONAL PARK
- * OCCUPIES A LARGE PLOT WITH BEAUTIFUL GARDEN SURROUNDING THE HOUSE
- * BEAUTIFULLY PRESENTED THROUGHOUT
- * VIEWING HIGHLY RECOMMEND

Porch

13' 10" x 4' 7" 4.21m x 1.40 Plus cupboards.



Hallway

17' 9" x 5' 4" 5.41m x 1.62m



5 Bedroom Detached House

PLAS GWYN
CONWY OLD ROAD
DWYGYFYLCHI
CONWY
LL34 6RD

£700,000

Reference Number: FP7430
24/4/2025

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

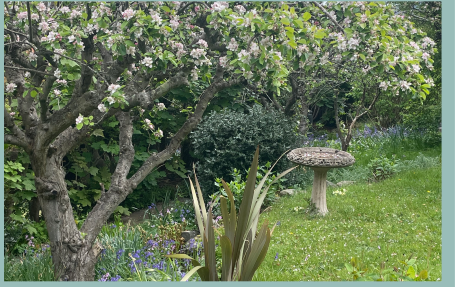
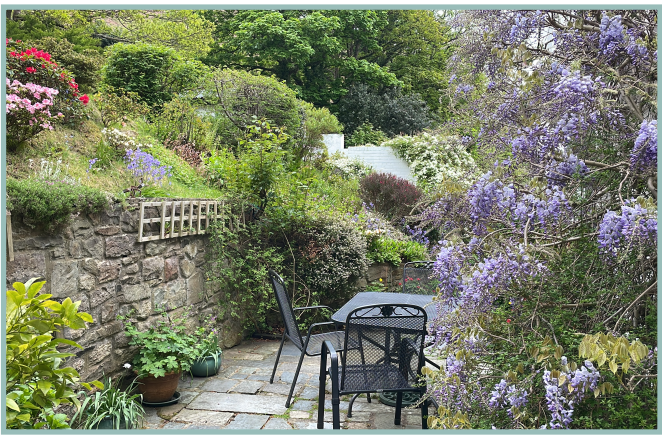
There is a good primary school, golf-club, bowls club, allotments, convenience store, hair-dressers and two pubs in Dwygyfylchi and in close-by Penmaenmawr there are two supermarkets and other shops and cafes, local museum, sailing club, snooker hall, football club/pitch, promenade/beach. A local veg-box producer and major supermarkets deliver to the property. The local beach is only a 15 minute walk away and Snowdonia National Park with numerous walking possibilities is accessible from the private back garden gate. So, the property has plenty of local amenities on the doorstep as well as only being a short drive/bus ride, or lovely walk over the Sychnant Pass, from Conwy (where you will find independent shops, pubs and cafes plus Tesco, Lidl and CineWorld) and 20 minutes from Llandudno (all the usual array of superstores, cafes, pubs, restaurants, ski-slope, cable-car, sports and other clubs). Anglesey is 30 minutes west on the A55. There is a school bus service for the local secondary school in Conwy and a very good bus service into Bangor or Llandudno. Penmaenmawr train station gives very convenient access westwards to Anglesey or east to Chester, Crewe, Manchester, Liverpool, Birmingham and a fast service between London and Holyhead. In short, it's a fantastic location which is, whilst semi-rural, by no means lacking local amenities and has great access to nearby towns and beauty spots.

Directions

From our Conwy office take the A55 in the direction of Bangor. Take the first turning off signposted Dwygyfylchi and proceed towards the village. Turn left onto Treforris Road, turn left onto Cae Cyd Road, turn onto left onto Conwy Old Road where Plas Gwyn can be found after a short distance on the right.

Council Tax Band: F (provided on www.voa.gov.uk)
Tenure: Freehold
Energy Efficiency D Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Snug/Dining Room

18' 4" x 13' 10" 5.59m x 4.21m



Television Room

17' 4" x 13' 10" 5.28m x 4.21m



Sun Room

23' 11" x 9' 3" 7.29m x 2.82m



Kitchen

15' 7" x 14' 10" 4.75m x 4.52m



Five Bedroom Period Home Enjoying Superb Views

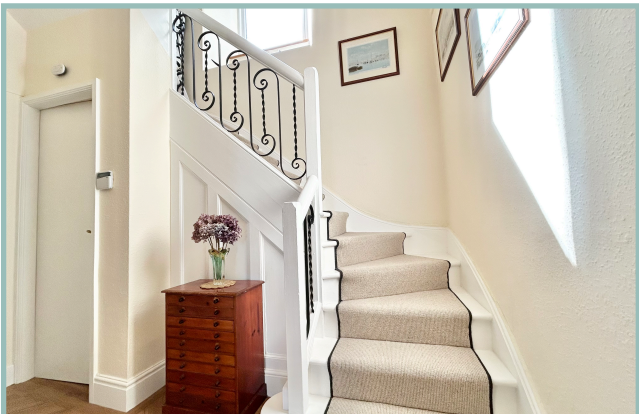
Scullery

13' 11" x 8' 9" 4.24m x 2.66m



Inner Hall

15' 8" x 10' 4.77m x 3.05m



Bedroom One

13' 9" x 13' 8" 4.19m x 4.16m Plus wardrobes



En-Suite W.C.

8' 10" x 3' 6" 2.69m x 1.06m



Bedroom Two

16' 11" max 13' 10" 5.15m x 4.21m



En-Suite Shower Room

10' 1" x 4' 8" 3.07m x 1.42m



Bedroom Three

13' 11" x 9' 3" 4.24m x 2.83m



Bedroom Four

13' 10" x 9' 10' 4.21m x 3.00m



Bedroom Five/Study

9' 4" x 9' 5" 2.84m x 2.87m



Bathroom

9' 7" x 9' 2" 2.92m x 2.79m



5 Bedroom Detached House

PLAS GWYN
CONWY OLD ROAD
DWYGYFYLCHI
CONWY
LL34 6RD

£700,000

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Laundry Room

7' 7" x 8' 8" 2.30m x 2.64m



Boiler Room

5' 2" x 3' 10" 1.57m x 1.17m

W.C.

5' 10" x 3' 5" 1.78m x 1.04m

Cellar Room One

13' 8" x 16' 7" 4.16m x 5.05m

Cellar Room Two

9' 4" x 7' 8" 2.84m x 2.33m

Cellar Room Three

7' x 3' 6" 2.13m x 1.06m

Garage

15' 11" x 19' 9" 4.85m x 6.02m
Power and light.

Workshop

10' x 9' 8" 3.05m x 2.94m