



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 viewing some distance to view the property.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

does not make any representation of give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller

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DIAMOND COLLECTION
Fletcher Pooles



IMPOSING FIVE BEDROOM IMMACULATEDLY PRESENTED AND SYMPATHETICALLY REFURBISHED PERIOD SEMI DETACHED FAMILY HOME SITUATED IN THE SOUGHT AFTER CADNANT PARK IN ITS ELEVATED POSITION PROVIDING STUNNING SEA AND MOUNTAIN VIEWS! EARLY VIEWING IS STRONGLY RECOMMENDED.

Description

What a magnificent family home! Situated in the sought after and ever popular residential area of Cadnant Park just outside of Conwy's medieval town walls is this truly stunning, imposing, and elevated period property, with fabulous sea and mountain views. The property has been sympathetically refurbished by the current owners retaining and reinstating many original features and adding stylish contemporary features to compliment.

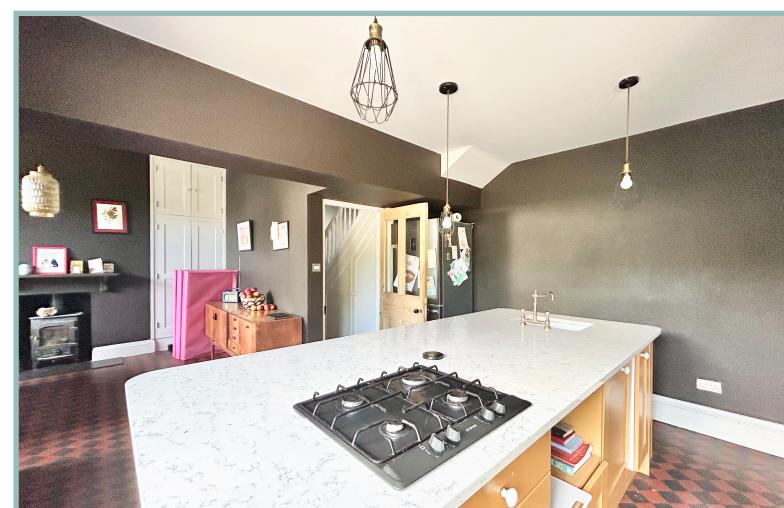
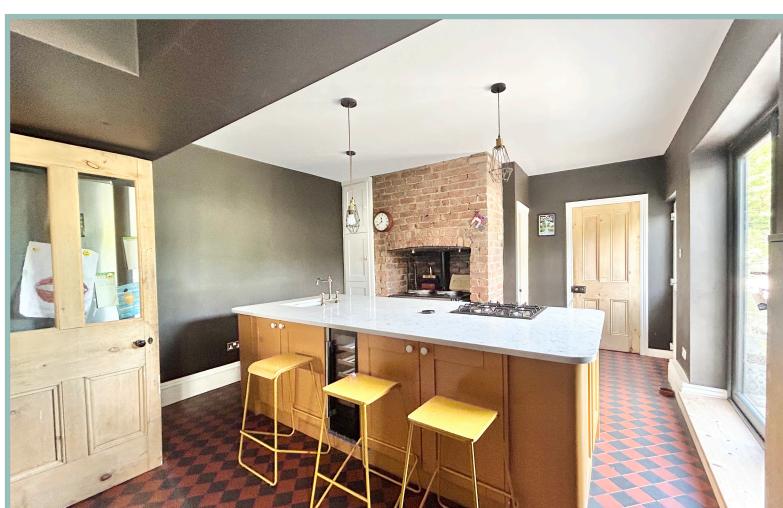
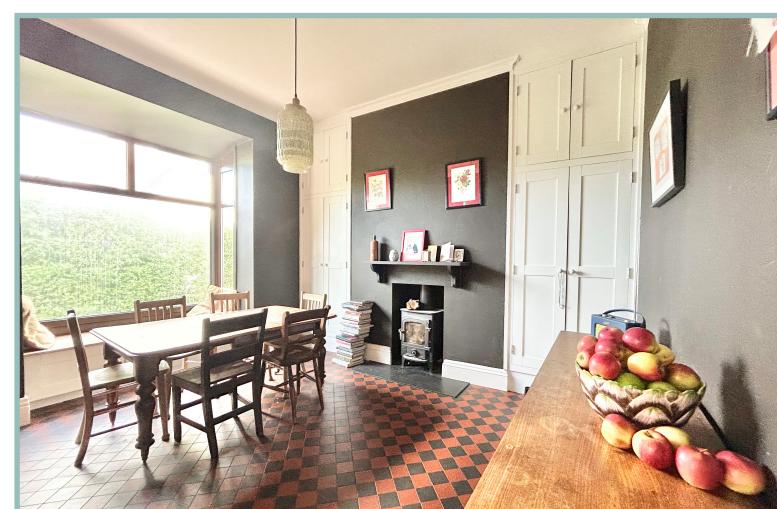
The accommodation in brief comprises, covered porch with original tiled flooring and wall, decorative original doorbell, feature front door with glazed and wood panels and letterbox. The reception hallway has the original tiled flooring, staircase with original spindles and banisters, coved ceiling, skirting boards, and radiator. The living room has a bay style window to the front providing stunning views, treated original wooden floorboards, coved and wood panelled ceiling, skirting boards, radiator, and feature multi burner stove to chimney breast recess providing the focal point of the room. The dining room has tiled flooring, box style window to the side with feature seating, original fitted cupboards to either side of the chimney breast, radiator, and feature wood burning stove inset chimney breast recess. The kitchen is open to the dining room and has French style glazed double doors to the gardens, along with a further glazed door, tiled flooring, a centrally located island with granite style work top, sink and swan neck mixer tap, integrated four ring gas hob, under counter storage, plus wine cooler, the old chimney breast is attractive exposed brick with working 'Aga' inset the inglenook, fitted storage cupboards to alcove recess. There is a walk-in pantry which has lighting and power, and several fitted shelves. The utility room has space and plumbing for laundry facilities, work top with sink, drainer, and tap, window to rear, a door leads to a WC with tiled wall and floor, fitted low level WC with traditional pull chain flush.

The first-floor landing is on a split level and has carpet floor, radiator, staircases with feature spindles and banisters, and radiator. Bedroom one has a double opening window to the front which makes the most of the stunning and scenic views, carpet to the floor, radiator, and a feature cast iron fireplace is the focal point of the room. The en-suite has a glazed sliding door, window to the front, attractive tiled walls, column style radiator, shower enclosure, wash hand basin, and low-level WC. Bedroom two is currently used as a sitting room/games room and has a double opening window to the side, built in shelving to the recess, column radiator, feature cast iron and tiled fireplace. Bedroom three has timber floor, a column radiator, window to the side with stunning scenic views, and cast-iron fireplace. The family bathroom is fitted with a contemporary yet period four piece suite comprising, shower enclosure, pedestal wash hand basin, and low level WC, the roll top bath can be enjoyed with the double opener windows wide as the rear is not over looked, attractive tiled splash back areas, tiled flooring, column radiator with heated towel rail, and further window to the rear.

The second-floor landing has carpet floor, Velux style window, fitted walk in wardrobe, and access to the loft space. Bedroom four has timber floorboards, a double opening window to the rear enjoying views, column radiator, and feature cast iron fireplace. Bedroom five has wooden flooring, a tiled and cast-iron fireplace, column radiator, and double opening window to the front with stunning sea and mountain views. The Study/playroom has a Velux style window, carpet floor, radiator, and opens out into the storage room which also has carpet floor and a Velux style window. The shower room has a window to the front, large shower enclosure, pedestal wash hand basin, low level WC, attractive tiling to splash back areas, and recessed storage cupboard.

Externally the property has a gated and paved driveway to the front and side surrounded by hedge and shrub borders, walled and fenced boundaries. The main entrance area to the property has been turned into a stunning elevated terrace area to enjoy the scenic mountain, estuary and sea views with a morning coffee or evening glass of wine! The rear of the property is fully enclosed and tiered, featuring a paved seating area, paved pathway to the lawn areas, further paved pathway to the upper level with wooden storage shed, and vegetable gardens. The rear is flanked by hedge, shrub and tree lined borders and has an array of mature flower beds and established shrubs.

- * IMPOSING PERIOD SEMI DETACHED HOME
- * ELEVATED POSITION PROVIDING SEA & MOUNTAIN VIEWS
- * MANY ORIGINAL PERIOD FEATURES
- * FIVE DOUBLE SIZED BEDROOMS
- * THREE BATHROOMS
- * GATED DRIVEWAY FOR FOUR VEHICLES
- * TIERED SUN TRAP GARDENS FRONT & REAR
- * SOUGHT AFTER CADNANT PARK LOCATION



5 Bedroom Semi Detached Home

**52 Cadnant Park
Conwy
LL32 8PE**

£650,000

Reference Number: FP8399
13/6/2025

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

The property is located on the outskirts of the historic walled town of Conwy located on the banks of the River Conwy famous for its Castle and Bridges. The town has an array of retail outlets, banks, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities include 18-hole golf course and a yachting marina.

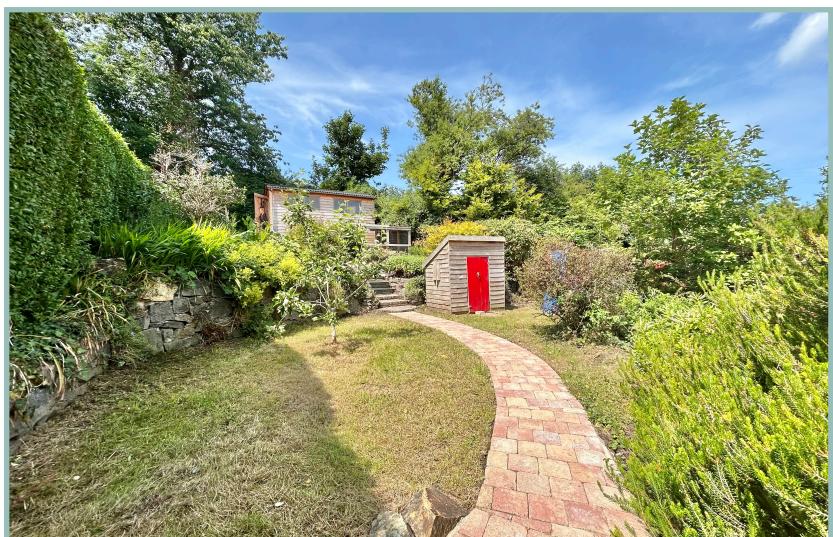
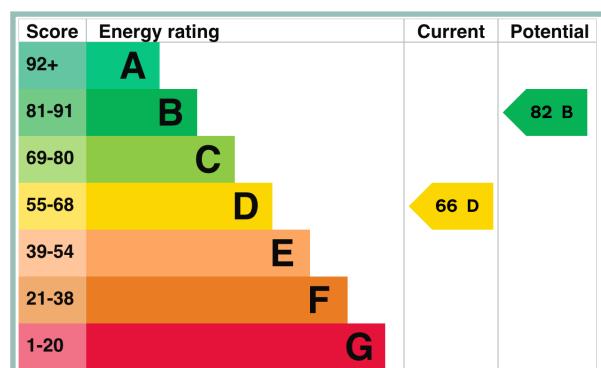
Directions

From our Conwy office turn left go straight through the archway onto Bangor Road. Take the first left and proceed over the bridge. Follow the road around to the right, proceed up the hill, where number 52 can be found on the right.

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

Tenure: Freehold

Energy Efficiency Rating: D



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Covered Porch

Reception Hallway

Living Room

14' x 12' 3" 4.26m x 3.73m



Dining Room

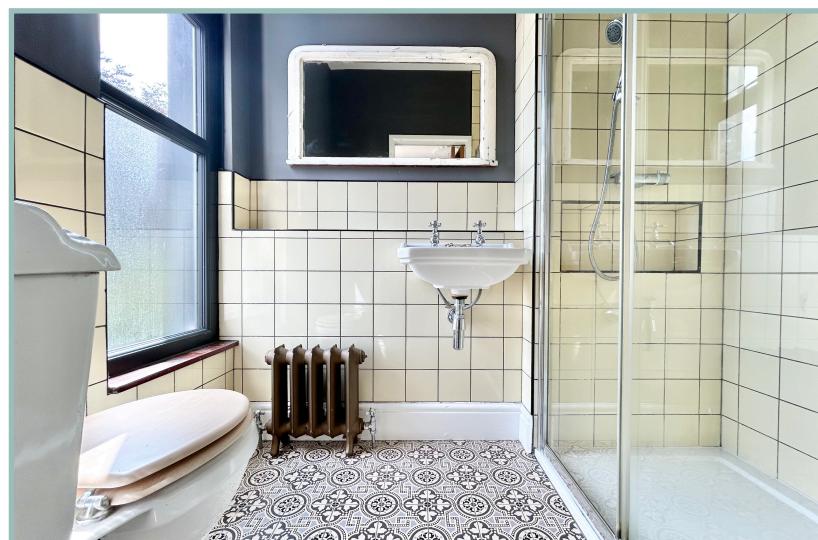
12' 3" x 11' 3.73m x 3.35m

Breakfast Kitchen

13' 10" x 12' 11" 4.21m x 3.94m

Walk In Pantry

Utility Room



Cloakroom

First Floor Split Level Landing

Bedroom One

14' x 12' 8" 4.26m x 3.86m



Ensuite

7' 1" x 4' 9" 2.16m x 1.44m

Bedroom Two

12' 11" x 11' 6" 3.94m x 3.50m

Bedroom Three

9' 10" x 9' 7" 3m x 2.92m

Family Bathroom

13' 1" x 7' 10" 3.99m x 2.39m



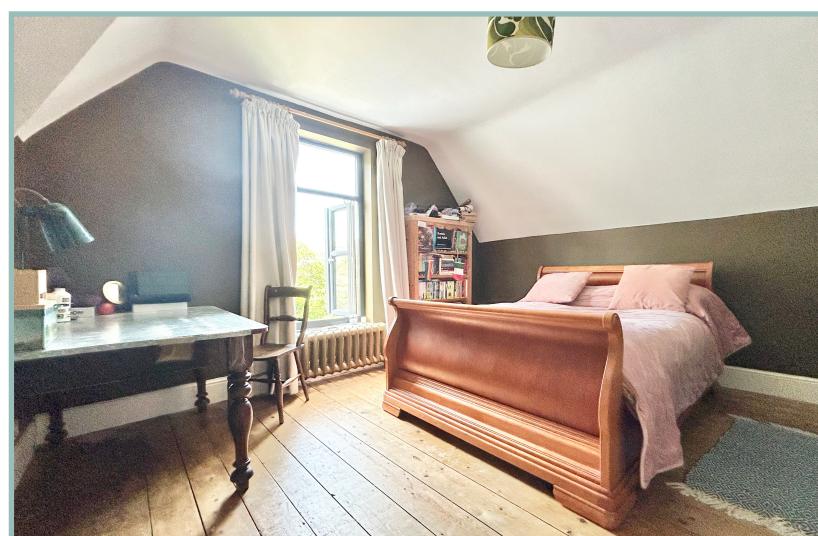
Second Floor Landing

Bedroom Four

13' 1" x 11' 6" 3.99m x 3.50m

Bedroom Five

13' 1" x 12' 9" 3.99m x 3.88m



Study/Playroom

8' 5" x 7' 10" 2.56m x 2.39m

Storage Room

8' 7" x 8' 2" 2.61m x 2.49m

Shower Room

9' 10" x 5' 8" 3m x 1.72m

5 Bedroom Semi Detached Home

52 Cadnant Park

Conwy

LL32 8PE

£650,000

Reference Number: FP8399

13/6/2025

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

Registered Company
Number 4687367

Valuation

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sales valuation

Viewing

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