

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.



www.fletcherpoole.com



AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
OCCUPYING IMPRESSIVE PLOT WITH EXTENSIVE OUTSIDE SPACE & BREATHTAKING
VIEWS

Description

Nestled in a tranquil location, Bryn Iolyn is a beautifully presented, pre-1830s stone-built detached home that enjoys character and charm. Set on a generous plot, this delightful property benefits from a picturesque mountain stream that runs along part of the boundary, offering a serene backdrop to daily life.

Property benefits from original features, including exposed stonework, slate floors, and exposed beams. The cozy lounge and snug are both warmed by multi-fuel burners, adding a welcoming atmosphere throughout. The home’s distinctive interior has been lovingly cared for, offering a perfect balance of period charm and modern comfort as well as master bedroom extension, beautifully developed by current owners to make the most of the stunning views.

Additional features include UPVC double glazing and oil central heating, ensuring year-round comfort.

Externally, the property offers ample storage with a log store and detached garage with power and lighting. The gated driveway provides secure parking, while well-established gardens surround the property to the front, side, and rear.

Across the road, you'll find a further parking area and an expansive garden, beautifully landscaped with mature plants, trees, and shrubs, alongside the tranquil mountain stream that defines the far boundary.

Bryn Iolyn offers an exceptional opportunity to own a character-filled home with potential for further development and expansion, set in a peaceful, picturesque location.

- * AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- * OCCUPYING IMPRESSIVE PLOT WITH EXTENSIVE OUTSIDE SPACE
- * BREATHTAKING VIEWS TO FRONT AND REAR OF PROPERTY
- * AMPLE HARDSTANDING OFF-ROAD PARKING
- * EXPERTLY EXTENDED AND REFURBISHED BY CURRENT OWNERS
- * FREEHOLD TENURE
- * CLOSE PROXIMITY TO WALKS, OUTDOOR PURSUITS AND CARNEDDAU MOUNTAIN RANGE
- * VIEWING HIGHLY RECOMMENDED
- * POSSIBILITY OF AIR B&B SUBJECT TO APPROVAL



4 Bedroom Detached Home

Bryn Iolyn
Mountain Lane
Penmaenmawr
LL34 6YP

£675,000

REDUCED FROM £695,000

Reference Number: FP8325
10/4/2025

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

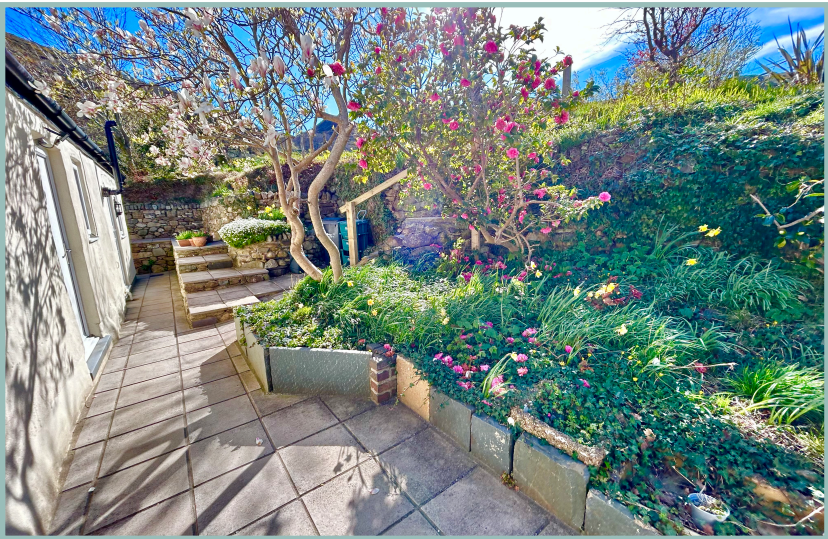
Situated close to the centre of the village of Penmaenmawr with its range of shops, primary school and bus/rail services. The A55 coastal road provides access to the University City of Bangor (approximately 10 miles) and also eastwards to the towns of Conwy, Llandudno, Colwyn Bay and beyond.

Directions

From our Conwy office proceed in the direction of the A55 Bangor. Take the second exit off signposted Penmaenmawr. Proceed along Conway Road, turn left just after the traffic lights onto Fernbrook Road, take the second right onto Merton Park, up the hill, at the T junction turn left onto Craiglwyd Road, right onto Mountain lane, proceed for approx. one ½ miles and the property can be found on your left.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	40 E	
21-38	F		
1-20	G		



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Snug

15' 9" x 12' 6" 4.80m x 3.81m



Dining Room

15' 9" x 10' 7" 4.80m x 3.22m



Kitchen/Diner

20' 11" x 11' 1" 6.38m x 3.38m



Utility Room

11' 2" x 8' 5" 3.40m x 2.56m

Open Plan Lounge/Study

30' 8" x 12' 10" 9.34m x 3.91m



Conservatory

11' 4" x 9' 7" 3.45m x 2.92m

Ground Floor Bedroom (2)/ Studio

19' 5" x 14' 11" 5.92m x 4.54m



Ensuite

6' 9" x 14' 11" 2.06m x 4.54m



Master Bedroom With Ensuite

16' 10" x 12' 1" 5.13m x 3.68m



Bedroom Three With Ensuite

15' 2" x 14' 3" 4.62m x 4.34m



Bedroom Four

11' x 10' 5" 3.35m x 3.17m

Family Bathroom

9' 7" x 6' 10" 2.92m x 2.08m

4 Bedroom Detached
Home

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