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**Tyddyn Angharad Isaf, Valley Road, Llanfairfechan, Conwy LL33 0ES**

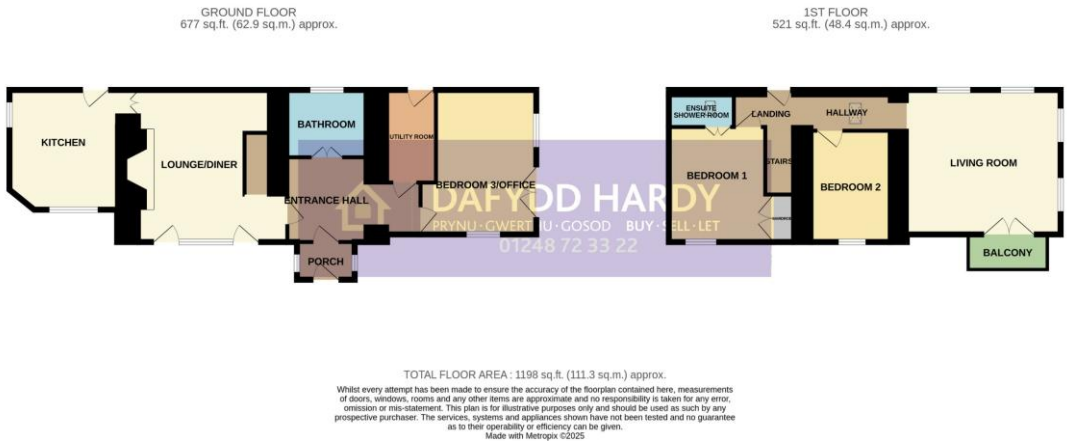
Offers Over: £400,000

EPC Rating: D

# Tyddyn Angharad Isaf, Valley Road, Llanfairfechan, Conwy LL33 0ES


## Summary

Set in an elevated position in the highly sought-after area of Llanfairfechan, this beautifully presented 3 Bedroom Detached Home enjoys a peaceful rural setting with panoramic countryside and sea views. Thoughtfully modernised and extended by the current owners, the property strikes a perfect balance between contemporary style and original charm, ideal for mountain walks, countryside living, or convenient commuting via the nearby A55 Expressway. The accommodation begins with a welcoming Porch featuring slate flooring, leading through a unique uPVC front door with "Tyddyn Angharad Isaf" and daffodil etching into a wide Entrance Hall with exposed wooden beams and sandstone flooring. To the left is a spacious Lounge/Diner, complete with wood flooring, a beautiful multi-fuel stove set in a stone fireplace with a timber lintel, and a wooden staircase rising to the first floor. A full height window and doors flood the room with natural light and character. From here, a split wooden door leads into the luxurious Kitchen, which combines practical design with premium finishes. Ivory cabinetry with clever storage solutions is topped with quartz worktops, and integrated appliances include a double oven with proofing drawer, wide hob with extractor, fridge, freezer, and dishwasher. A solid wood breakfast bar adds prep space and casual dining. The kitchen also features high ceilings with dimmable pendant lighting, underfloor heating beneath stone slab flooring, and an exposed beam above the window, along with a rear door for convenient access to the garden. The ground floor also includes: Stylish Bathroom with a freestanding claw-foot bath, vintage-style taps, heated towel rail, and sandstone flooring; Utility Room with a butler sink set into a solid wood worktop, vertical black radiator, tiled flooring, and plumbing for a washing machine, plus access to the rear; Bedroom 3, which could also serve as a home office or snug, complete with wood flooring and double patio doors opening to the side garden. Upstairs, the landing includes a Velux window with blind and a door providing views across the hills and fields to the rear. There are two generously sized Bedrooms: Bedroom 1 features wooden flooring, a built-in wardrobe, sea and countryside views, and an en-suite shower room with electric shower, W/C, and basin. Bedroom 2 boasts the same picturesque views, wood flooring, and a characterful stone fireplace. A hallway leads to a stunning upper-floor Living Room, showcasing engineered oak flooring, a feature stone wall (original external wall), dual-aspect windows, remote-control mood lighting, and patio doors opening onto a private balcony - an ideal spot to enjoy the surrounding fields, mountains, and sweeping views across the Menai Strait to Bangor Pier and Ynys Môn (Isle of Anglesey). Outside, the front of the property includes a crazy-paving patio area, a small lawn, and a brick-paved driveway with off-road parking for at least three vehicles. The paved path continues around the rear of the home. To the side is a garden with a lawn, a wild garden area left for nature, three garden sheds, and mature trees and shrubs. Additional features include handmade interior doors with various touches, oil-fired central heating, uPVC double glazing with stained-glass effect panels, and numerous charming original details throughout. Viewing is highly recommended to appreciate the property and its surroundings.


**Directions:** From our Bangor office take the A55 towards Llandudno. Take the slip road signposted Llanfairfechan. At the traffic lights in the centre of the village, turn right and follow the road up the hill. At the 'Y' fork, take the left turn onto Bryn Road then onto Valley Road. Continue for around 0.6 miles and as you pass the terraced houses on the left-hand side, the road will narrow. Take the next turning up the steep hill past the old school, and as you snake up the road, turn left avoiding the off-road track. Continue up the driveway and the property is located on the right-hand side.
**What3Words: cried.emulated.odds**

**Services:** We are informed by the seller this property benefits from Mains Water and Electricity. Private Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

**Heating:** Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

**Tenure:** We have been informed the tenure is to be advised with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

**Council Tax Band:** The property is council tax band D.













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|---|---|
| **Ground Floor** | |
| **Porch** | |
| **Entrance Hall** | |
| **Lounge/Diner** | *4.59m x 3.93m (15'1" x 12'11") Max. dimensions* |
| **Kitchen** | *3.61m x 3.25m (11'10" x 10'8") Max. dimensions* |
| **Bedroom 3/Office** | *4.33m x 3.48m (14'2" x 11'5") Max. dimensions* |
| **Bathroom** | *2.35m x 2.04m (7'9" x 6'8")* |
| **Utility Room** | *2.79m x 1.46m (9'2" x 4'9")* |
| **First Floor** | |
| **Landing** | |
| **Bedroom 1** | *3.73m x 3.49m (12'3" x 11'5") Max. dimensions, L-shaped* |
| **Ensuite Shower Room** | *1.98m x 0.98m (6'6" x 3'3")* |
| **Bedroom 2** | *3.35m x 2.39m (11' x 7'10")* |
| **Living Room** | *4.66m x 4.33m (15'3" x 14'2")* |
| **Balcony** | |

- Detached Home
- 3 Bedrooms
- 2 Bathrooms (1 Ensuite Shower Room)
- Spacious Accommodation
- Stylishly Modernised While Maintaining Character
- Stunning Countryside & Sea Views
- Oil Central Heating & uPVC Double Glazing
- Viewing Highly Recommended

**Agents Note**

We have been informed by the vendor that the two storey extension was completed in 2025 and they are currently awaiting the completion certificate.






**Disclaimer**

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