



Hen Dwr, Nant Y Gamar Road,  
Llandudno, Conwy

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# Hen Dwr

## Nant Y Gamar Road, Llandudno, Conwy LL30 3BD

A stunning five-bedroom Grade II listed property with contemporary styling and far-reaching views

Llandudno town centre 1.7 miles, Llandudno station 2.3 miles, A55 (Jct 19) 3.8 miles, Conwy 4.0 miles, Chester 45 miles, Liverpool John Lennon Airport 65 miles

Reception hall | Drawing room | Study | Sitting area/dining area | Kitchen | Laundry | Cloakroom  
5 Bedrooms | Family bathroom | Shower room  
Garage | Garden | EPC Rating D

### The property

Hen Dwr is a beautifully presented detached property, set in a stunning elevated rural position overlooking Llandudno and the coast beyond. The property is a former windmill, with records dating back to the 17th century, and the structure retains the distinctive tower mill shape at its southern point.

Inside, the property offers stylish accommodation with five bedrooms and flexible reception rooms. There is a welcoming reception hall with mirrored built-in storage, while the comfortable drawing room is located in the mill tower. There is also a useful home study, plus an open plan, 27ft sitting area, dining area and kitchen offering stunning sea views. This splendid living and entertaining room offers a seating area and space for a dining table, while the kitchen has contemporary fitted units, a stainless steel range cooker and space for all the necessary appliances.

Upstairs there are five double bedrooms, all which benefit from built-in wardrobes and glorious sea views, including the principal bedroom in the round tower. The first floor also has a family bathroom with an over-bath shower, as well as a shower room, both of which have WCs.

### Outside

The property is set in approximately one acre of grounds, with gardens, meadows and spectacular views towards Llandudno and the north Wales coastline.

The house is accessed via a single-track lane, which opens onto a gravel driveway offering plenty of parking space. There is also a detached garaging block with more than 550 square feet of floor space, which could be used as a workshop or converted, subject to the necessary consents. The garden includes a spacious decked area as well as paved and gravel terracing, ideal for entertaining, al fresco dining, or just watching the sun set. There are lawned gardens with raised beds containing various shrubs and perennials, as well as an extensive network of paths immediately from the property through woodland and moorland with panoramic vistas.

### Location

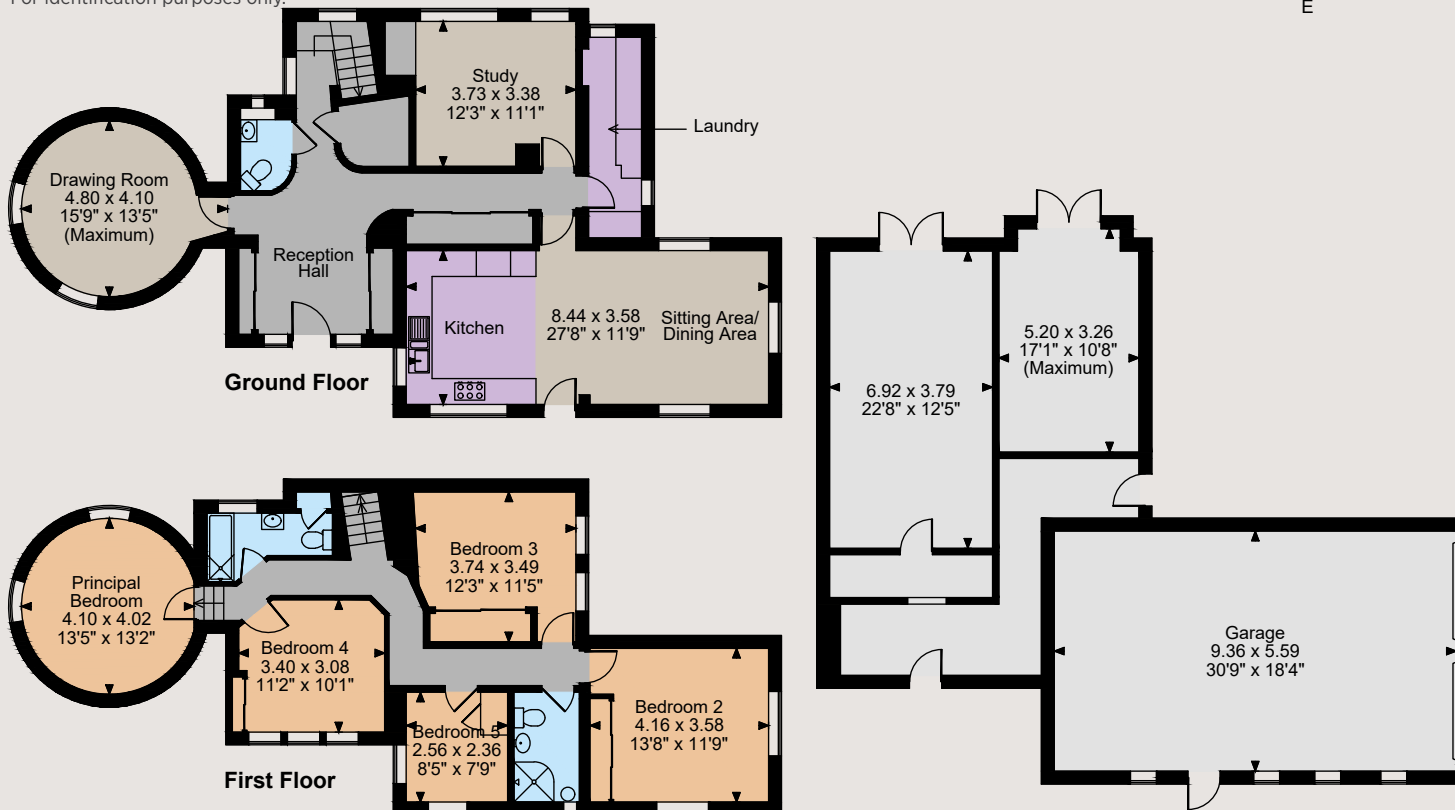
The property is set in a secluded, elevated position just outside Llandudno, on the slopes of Nant Y Gamar. Llandudno's town centre and amenities are within easy reach, providing access to a range of shops, supermarkets, cafés and restaurants, as well as the town's various arts venues and sports and leisure facilities. Llandudno has two golf courses providing spectacular links golf, as well as beautiful beaches at both its north and west shores. The town offers primary schooling and a choice of secondary schools, as well as the renowned independent St. David's College. The area is close to stunning rural landscapes, but is also well connected, with the A55 passing nearby and a train station, providing services toward Crewe.







Floorplans  
House internal area 1,932 sq ft (179 sq m)  
Garage internal area 563 sq ft (52 sq m)  
Outbuilding internal area 685 sq ft (64 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

Exit the A55 at junction 19. Take the fourth exit at the Glan Conwy Interchange onto the A470/ The Royal Welsh Way. Continue straight ahead at three roundabouts, and at the fourth, take the fourth exit onto Queen's Road. Turn right onto Fferm Bach Road, then turn right onto Nant Y Gamar Road. Follow the road for 0.3 miles, round a sharp left turn and then take the left fork, followed by the right fork. You will arrive at the property after a further 0.2 miles.

## What3words

<https://what3words.com/bulb.emptied.blanking>

## General

**Local Authority:** Conwy Council

**Services:** Mains water and electricity. LPG central heating and private drainage.

We understand that the private drainage at this property does comply with the relevant regulations.

**Council Tax:** Band G

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Tenure:** Freehold

**Guide Price:** £1,500,000

## Chester

The Coachworks, Northgate Street, CH1 2EY

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