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Offers Over £290,000

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THIS IS A GOOD SIZED THREE BEDROOM SEMI DETACHED FAMILY SIZED HOME with large conservatory to the rear and a view to Conwy Castle and mountains from the first floor rear elevation. Close to Deganwy Primary School, Castle View Public House/Restaurant, Deganwy Quay and beach. The accommodation briefly comprises:- hall; lounge with bay window; separate dining room with sliding patio door to conservatory (5.58m x 2.65m -18'3" x 8'8") kitchen with access to the integral double garage; first floor landing; 3 bedrooms; 2 piece bathroom with a separate w.c. The property features gas fired central heating from a combi boiler, upvc double glazed windows. Outside - brick paved drive for off road parking for several cars leads to an integral double sized garage. Gardens to the side and rear.

NO ONWARD CHAIN

THERE IS POTENTIAL WITH THE DOUBLE GARAGE TO EXTEND THE ACCOMMODATION AND POSSIBLY ABOVE THE GARAGE AS WELL, SUBJECT TO ANY PLANNING CONSENTS AND BUILDING REGULATIONS BEING OBTAINABLE

THE DRIVEWAY TO THE SIDE ON VARDRE AVENUE LEADING TO THE REAR/SIDE GARDEN MIGHT HAVE POTENTIAL FOR BUILDING BUT THE VENDORS HAVE REQUESTED THAT A POTENTIAL BUYER PURSUE THIS WITH THE PLANNING DEPARTMENT.

The Accommodation comprises:-

Upvc Double Glazed Leaded Coloured DOOR  
Sidelights to:-

#### HALL

Dado rails, radiator, understairs storage cupboard with electric meter.

LOUNGE 13'11" x 11'11" - maximum (4.25m x 3.65m - maximum)

Into upvc double glazed bay window, stone fire surround and display shelving to sides and display mantle, picture rails, radiator.

DINING ROOM 11'10" x 9'10" (3.63m x 3.02m)

Fire surround with display mantle, slate hearth and inset log burning stove, Oak flooring, t.v. point, radiator. Sliding upvc double glazed door to:-

CONSERVATORY 18'3" x 8'8" (5.56m x 2.64m )



3 wall light points, wood effect flooring, upvc double glazed windows and opening lights, double opening upvc double glazed doors to the rear garden and side aspect upvc double glazed door to patio area, t.v. point, 2 double radiators.

KITCHEN 8'3" x 7'9" (2.53m x 2.37m )



Fitted range of Oak effect fronted base, wall and drawer units with round edge worktops and tiled uprights, inset 1½ bowl sink unit, space for fridge/freezer and cooker, cooker hood, upvc double glazed leaded door to garage.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Dado rails.

BEDROOM 1 14'4" x 10'1" (4.38m x 3.09m)



Into upvc double glazed bay window, picture rails, radiator.

### VIEW TO THE VARDRE FROM BEDROOM 1



### BEDROOM 2 12'0" x 10'0" (3.67m x 3.06m)



Upvc double glazed window, overlooking the garden, picture rails, radiator.

### VIEW TO CONWY/CASTLE FROM BEDROOM 2



### BEDROOM 3 7'11" x 7'2" (2.42m x 2.19m )



Upvc double glazed window, radiator.

### TILED 2-PIECE BATHROOM



Comprises P-shaped bath with mixer tap and shower over, side shower screen, pedestal wash hand basin, airing cupboard housing wall mounted "Worcester" combi central heating and hot water boiler. Plastic cladding to the ceiling with recessed down lighters, floor tiling, shaver point, upvc double glazed window, radiator.

### SEPARATE TILED LOW FLUSH W.C

With floor tiling, upvc double glazed window.

### OUTSIDE

#### FRONT GARDEN

Block paved and walled provides off road parking for several cars leads to:-

#### DOUBLE WIDTH GARAGE 22'1" x 16'11" (6.75m x 5.16m)

With up and over door, light, power and water connected, triple aspect upvc double glazed windows and upvc double glazed leaded coloured door to patio area to:-

#### SIDE/REAR GARDEN





### REAR GARDEN - PATIO AREA



With walled paved patio area, steps down to lawned areas with shrubs and trees, decorative chippings, external lighting, double opening gates to potential for further parking.

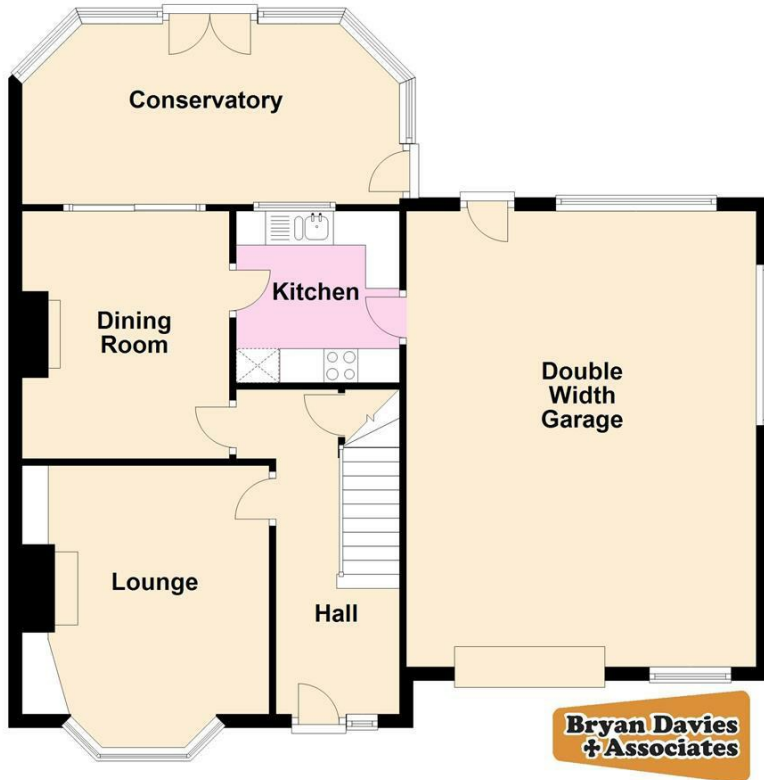


TENURE -  
FREEHOLD

COUNCIL TAX BAND  
Is "D" obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

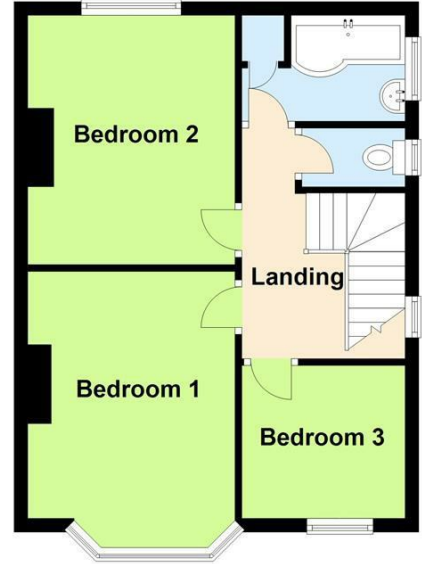
## Ground Floor

Approx. 91.3 sq. metres (982.4 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



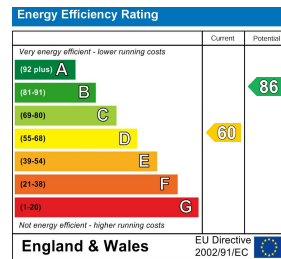
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Total area: approx. 132.8 sq. metres (1429.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the Mooring Apartments (previously the Deganwy Castle Hotel) proceed towards Conwy, take the first turning on the left at the traffic lights onto Ty-Mawr Road, second left onto Vardre Avenue and the property is on the right hand side within 70 yards. Ref: A173 21/02/ 23 REV 26/04/24

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

