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Carnethy, York Road, Deganwy, Conwy, LL31 9PX



£460,000



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THIS IS A RARE OPPORTUNITY TO ACQUIRE THIS 2½ STOREY LATE VICTORIAN PERIOD END OF TERRACE FAMILY SIZED HOME full of original features and character, with original tiled floors, parquet flooring, leaded windows to the reception/dining hall and drawing room as well as beamed ceilings and having views to The Vardre and Conwy Castle from the first floor side and rear elevations.

The accommodation briefly comprises: vestibule; reception/dining hall; two piece cloakroom; drawing room; separate sitting room; kitchen/breakfast room leading to sun room; first floor landing; principle bedroom with wash hand basin; second bedroom with Conwy Castle view; third bedroom and 3 piece bathroom with overbath shower; access to flat roof with views; 2nd floor landing; 2 further bedrooms and a boxroom. The property feature gas fired central heating and upvc double glazed windows where specified. Outside nice, although small, landscaped gardens to the front, side and rear; drive for off road parking.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE FULL CHARACTER AND QUALITY OF THIS PROPERTY, WHILST SAID, THE PROPERTY IS IN NEED OF SOME UPDATING.

The accommodation comprises:

Glazed front door and sidelights with coloured leaded glass to:

VESTIBULE



Coloured leaded glass windows, wall light, decorative tiled floor, glazed front door to:

RECEPTION/DINING HALL 14'10" x 8'2" (4.54m x 2.51m)



Plus inner hall area with feature corner fire surround with back, hearth and display mantle over, dado rails, wall panelling with plate rack and built in window seat, dado rails, double radiator, parquet flooring, bay window with leaded windows and decorative lights, decorative tiles floor, feature exposed beamed ceiling.



DOUBLE ASPECT DRAWING ROOM 20'0" x 15'10" plus bay window (6.11m x 4.85m plus bay window)



Mahogany fire surround with display mantle over with stainless steel back and fender tiled hearth, two wall light points, radiator, bow window with leaded windows and decorative lights, built in circular window seat, exposed beamed ceilings, two side aspect leaded windows.

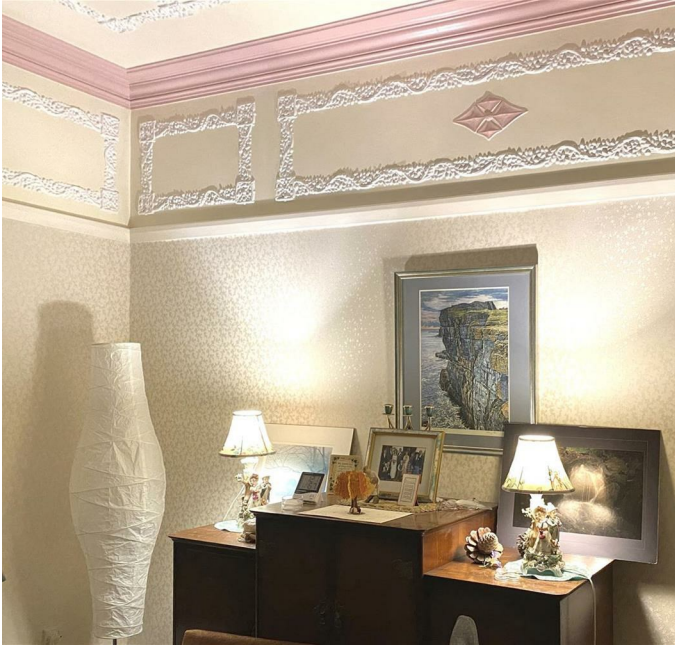


SITTING ROOM 14'2" x 11'6" (4.34m x 3.51m)



Plus bay window, fire surround with decorative tiling, wood burner, display mantle and mirror, picture rails with feature decorative frieze and ceilings, parquet flooring, book shelving, bay window with feature coloured leaded lights to upvc double glazed windows.

SITTING ROOM



KITCHEN/BREAKFAST ROOM 12'4" x 11'10" (3.76m x 3.63m)



Fitted range of pine fronted base, wall and drawer units, glass fronted and display shelving with inset 1½ bowl stainless steel unit and mixer tap, round edge worktops, plumbing for automatic washing machine and dishwasher, inglenook with space for cooker with light and display mantle over, decorative wall tiling and pine wall panelling, pine panelling to ceiling, quarry tiled floor, wall mounted 'Worcester' combi central heating and hot water boiler, upvc double glazed window, space for fridge/freezer, understairs, cloaks storage area through to:



UTILITY ROOM

Built in shelving and glass fronted cabinets, coloured leaded window, quarry tiled floor, plumbing for automatic washing machine.

Doorway and step from the kitchen through to:

SUN ROOM 10'10" x 10'9" (3.32m x 3.28m)

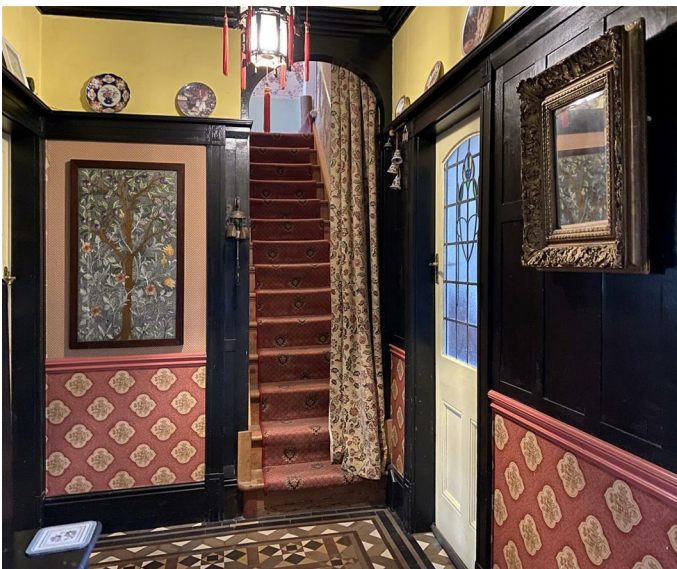


Double aspect with upvc double glazed window overlooking patio area, double glazed skylight windows to sloping ceiling, tiled floor, two wall light points, built in cupboard with shelving and bi-fold door, upvc double glazed door to decked seating area.

2 PIECE CLOAKROOM

Coloured suite with pedestal wash hand basin and low flush w.c., wall tiling, cork tiled ceiling, parquet flooring, display shelving, coloured leaded feature window.

An enclosed staircase from the Reception Hall leads to:



FIRST FLOOR LANDING

Split level with dado rails, radiator, step up to upvc double glazed door to:

FLAT ROOF



DOUBLE ASPECT BEDROOM 1 14'9" x 11'5" into bay window (4.51m x 3.50m into bay window)



Including built in double wardrobes, top cupboards and shelving, coving, upvc double glazed bay window and side aspect upvc double glazed window, radiator, ladder style towel rail, double opening doors to:



EN-SUITE WASHROOM

With vanity wash hand basin and tiled splashback, upvc double glazed window.

BEDROOM 2 10'4" x 9'5" (3.16m x 2.89m)



Plus upvc double glazed bay window with views across the estuary to Conwy Castle, Marina and mountain range, built-in double cupboard with shelving and drawers, built-in dressing table to bay with drawers, picture rail, radiator.

BEDROOM 3/STUDY/DRESSING ROOM 11'6" x 7'10" (3.53m x 2.41m)

Including built in double wardrobes and top cupboards, upvc double glazed window, radiator.

3 PIECE BATHROOM



White suite comprising panel bath with 'Triton Madrid' electric shower over, pedestal wash hand basin, close couple w.c., corner medicine cabinet, wall tiling, built in double linen cupboard with shelving and radiator, double radiator, upvc double glazed window.



A pine staircase from the First Floor Landing leads to:



SECOND FLOOR LANDING

TRIPLE ASPECT BEDROOM 4 27'0" x 9'9" (8.24m x 2.98m)



With picture rails, eaves storage cupboard, decorative hearth, triple aspect upvc double glazed windows with views across the estuary.

VIEWS ACROSS THE ESTUARY TOWARDS CONWY CASTLE



BEDROOM 5 11'11" x 8'4" (3.65m x 2.56m)

Picture rails, eaves storage cupboard, decorative fire surround, double radiator, upvc double glazed window to front.

BOX ROOM

With 'Velux' double glazed skylight window, eaves storage, decorative fire surround.

OUTSIDE - FRONT GARDEN



Landscaped and mature with lawn, flower beds, shrubs, trees and pond.

DRIVEWAY

For off road parking under a pergola.

SMALL SIDE REAR GARDEN WITH PATIO AREAS



With shrubs, garden shed (in poor condition).

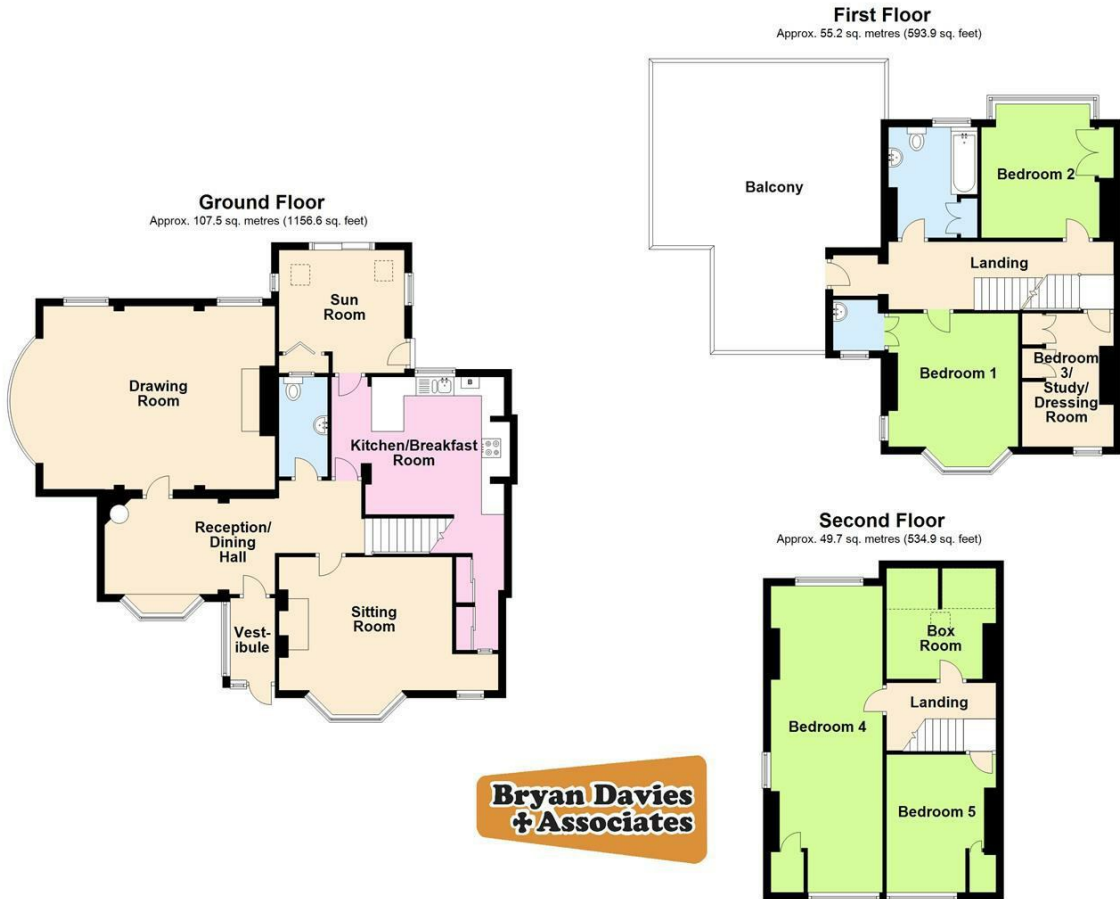
Pedestrian access to Back York Road.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Is 'F' obtained from www.conwy.gov.uk

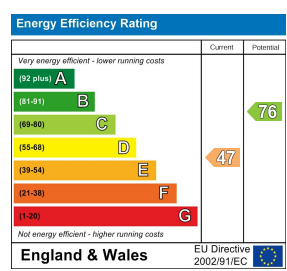


Total area: approx. 212.3 sq. metres (2285.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From The Moorings (originally Deganwy Castle Hotel) proceed towards Llandudno, take the first turning right into York Road and the property can be viewed on your right hand side within 100 yards. Ref: A396 21/02/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.