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19 Marine Crescent, Deganwy, Conwy, LL31 9BY



£630,000

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THIS IS A SUBSTANTIAL THREE STOREY DETACHED RESIDENCE WITH SEPARATE REAR ANNEXE - occupying a superb position with panoramic views from the front elevation to the Estuary, Conwy Mountains, Anglesey and Puffin Island.

The accommodation briefly comprises:- entrance hall; 2-piece cloakroom; open plan lounge/dining area; kitchen; ground floor bedroom with en-suite shower room and walk in wardrobe en-suite. A staircase from the entrance hall leads to first floor landing; large lounge with panoramic views; kitchen with range of modern units; bedroom two with 3 piece bathroom en suite; a staircase leads to the second floor landing; bedroom one and en-suite 3 piece tiled shower room; bedroom three; separate 3 piece tiled shower room.

To the rear there is a SEPARATE ATTACHED REAR ANNEXE on the ground floor comprising: vestibule; porch area; kitchen/breakfast room; ground floor bedroom and 3 piece tiled wet room: a staircase from the kitchen leads to a partial attic/sitting room.

The property features gas fired central heating to the main building on a conventional system with central heating boiler and cylinder tank; the annexe has its own gas fired combination central heating boiler - in total the property features upvc double glazed windows throughout. Outside - front garden with lawn, hedging and brick paved drive for off road parking for 3/4 cars; rear paved courtyard.

**The accommodation comprises:**

Enclosed front entrance.

#### CANOPIED PORCH

Upvc double glazed front door and side lights.

#### PORCH

Tile floor, coving, recessed downlighters to ceiling, glazed inner door and sidelights to:

#### ENTRANCE HALL



Understairs storage cupboard, coving, recessed downlighters, double radiator, decorative tiled floor, upvc double glazed window.

#### 2 PIECE CLOAKROOM



Wash hand basin and mixer tap, closed couple w.c., recessed downlighters, mirror with display light, upvc double glazed windows.

#### LOUNGE/DINING ROOM 25'1" x 13'10" (7.67m x 4.23m)



#### LOUNGE AREA



Fire surround with display mantle, tiled back and hearth, coving, recessed downlighters, T.V. point.

#### TRIPLE ASPECT DINING AREA

Radiator, tiled floor, upvc double glazed windows to front and double glazed side door.

### KITCHEN 13'1" x 10'11" (4.00m x 3.34m)



Extensively fitted range of cream fronted base, wall and drawer units, glass fronted corner display shelving, inset 1½ bowl sink unit with mixer tap, integrated appliances include 'Bosch' dishwasher, double electric 'Neff' oven and 4 ring 'Neff' ceramic hob with cooker hood over, integrated fridge/freezer, round edge worktops, wall tiling, under unit lighting, coving, recessed downlighters, floor tiling, double radiator, upvc double glazed window and upvc double glazed door to courtyard area.



### GROUND FLOOR BEDROOM 12'1" x 11'8" (3.70m x 3.58m)



Chimney display recess, coving, downlighters, double radiator, two upvc double glazed windows.

### TILED 3 PIECE EN-SUITE SHOWER ROOM



Comprises walk in shower area with mains shower, pedestal wash hand basin, closed coupled w.c., recessed downlighters, two radiators, two upvc double glazed windows.

### WALK-IN WARDROBE EN-SUITE

With hanging rails and shelves, radiator. A door from here also leads through to the Vestibule, Annexe and Rear Courtyard.

A staircase from the entrance hall leads to:

### FIRST FLOOR LANDING

### LOUNGE 20'2" x 17'5" including bay window (6.16m x 5.32m including bay window)



Marble fire surround with inset 'Living Flame' gas fire, T.V. point, coving, recessed downlighters, radiator, two opening windows provide access to two small balconies either side of the bay window, upvc double glazed bay window with open views across the Estuary, Conwy Mountains, Anglesey and Puffin Island.



VIEW FROM FIRST FLOOR LOUNGE



KITCHEN 13'2" x 13'0" (4.02m x 3.97m)



Fitted cream gloss fronted base, wall and drawer units with wood effect round edge worktops, under unit lighting, integrated 1½ bowl sink unit and mixer taps, appliances include 'Lamona' dishwasher, double

electric 'Lamona' cooker and four ring ceramic hob with cooker hood over, coving, recessed downlighters, double radiator, wall tiling, floor tiling, upvc double glazed window.

BEDROOM 2 12'1" x 11'11" plus shelved cupboards (3.70m x 3.65m plus shelved cupboards)



Two double cupboards with shelving, picture rails, recessed downlighters, telephone point, double radiator, upvc double glazed window.

3 PIECE BATHROOM EN-SUITE



White suite comprising panel bath with mixer tap and mains shower attachment over, pedestal wash hand basin, close couple w.c., corner display shelving, mirror with lights and shelving, dado railing, picture rails, double and single radiator, airing cupboard housing hot water tank and 'Worcester Green Star' boiler serving heating and hot water, recessed downlighters to ceiling, wall tiling, floor tiling, upvc double glazed window.

A staircase leads to:

### SECOND FLOOR LANDING

Double glazed 'Velux' skylight window, recessed downlighters, radiator.

### BEDROOM 1 13'10" x 13'5" (4.22m x 4.10m)



Plus full width built-in shelved cupboards and top cupboards, built in wardrobe with hanging rails and shelving, recessed downlighters, double radiator, upvc double glazed window with open panoramic views across the estuary.



### VIEW FROM BEDROOM 1



### 3 PIECE TILED SHOWER ROOM EN-SUITE

Comprising shower stall with 'Mira' shower, pedestal wash hand basin, close coupled w.c., display shelving, ladder style towel rail, mirror with light, floor tiling, upvc double glazed window.

### BEDROOM 3 13'1" x 9'4" minimum (4.00m x 2.85m minimum)



Plus built in triple wardrobe with hanging rails, shelving and top cupboards, recessed downlighters, radiator, upvc double glazed window.

### SEPARATE 3 PIECE TILED SHOWER ROOM



With tiled shower stall with 'Mira' shower, pedestal wash hand basin, close coupled w.c., recessed downlighters, tiled floor, upvc double glazed window.

### SEPARATE ATTACHED REAR ANNEXE

Comprising:

#### VESTIBULE

With access doors to courtyard and side access with gate.

#### PORCH AREA

With spotlights, inner glazed doors to:

### KITCHEN 13'3" x 12'11" (4.04m x 3.96m)



Fitted cream fronted base, wall and drawer units with round edge worktops, inset single drainer sink unit and mixer tap, plumbing for automatic washing machine and space for dryer and fridge, recessed downlighters, floor tiling, double radiator.



### GROUND FLOOR BEDROOM 16'1" x 15'3" including en suite (4.92m x 4.67m including en suite)



'Worcester' gas fired central heating and hot water combi boiler, double radiator, upvc double glazed windows

### 3 PIECE TILED WET ROOM



In white, ladder style towel rail, extractor.

A staircase from the Kitchen leads to:

### ATTIC/SITTING ROOM 24'11" x 10'1" (7.62m x 3.08m)



With sloping ceilings and double glazed 'Velux' skylight windows, eaves storage, recessed downlighters, two double radiators.

### OUTSIDE

#### ENCLOSED FRONT GARDEN

With lawn.

#### BRICK PAVED DRIVEWAY

For three to four cars.

#### ENCLOSED REAR COURTYARD

With garden shed.

#### TENURE

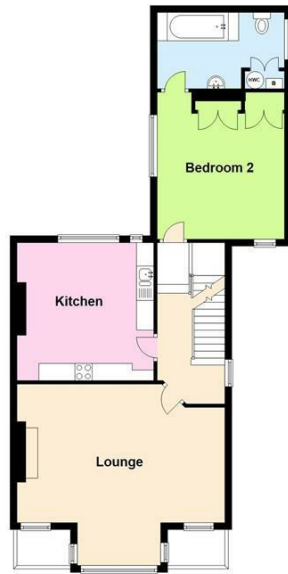
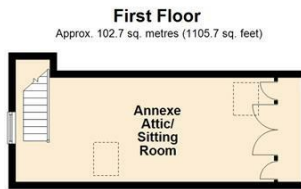
The property is held on a FREEHOLD tenure.

#### COUNCIL TAX BAND

Is 'G' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

#### ANNEXE - ENERGY RATING 'C'

Current 89C / Potential 88B



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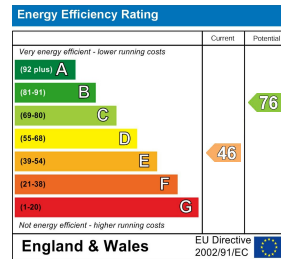


Total area: approx. 292.0 sq. metres (3143.5 sq. feet)

**Area Map**



**Energy Efficiency Graph**



**Directions**

From The Moorings (originally Deganwy Castle Hotel) proceed over the railway crossing onto Marine Crescent and the property is 150 yards on your right.  
A332 20/05/24 Rev 06/06/24

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

