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No Onward Chain £469,950

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THIS SUBSTANTIAL THREE BEDROOM SEMI DETACHED PERIOD PROPERTY IS FULL OF CHARACTER AND ORIGINAL FEATURES AND PROVIDES SPECTACULAR VIEWS, PARTICULARLY FROM THE FIRST FLOOR TOWARDS THE SNOWDONIAN RANGE, ESTUARY, ANGLESEY, PUFFIN ISLAND AND THE GREAT ORME, WITHIN EASY WALKING DISTANCE OF DEGANWY SHOPS AND BEACH, AND APPROXIMATELY 2½ MILES FROM LLANDUDNO.

The accommodation briefly comprises: front door to porch; 2 piece cloakroom; reception hall; lounge; separate dining room; lovely double opening coloured leaded glass doors leading to conservatory leading to a small patio; ground floor study; kitchen with range of light beech effect fronted units, built in oven, hob and cooker hood over, opening to breakfast room; pantry area leads through to single car garage. A staircase with glass panelling leads to the first floor landing; principal bedroom with en-suite 3 piece shower room including multi-function shower and French door to the balcony; second bedroom with en-suite 3 piece bathroom; third bedroom leading to the balcony and a family shower room/utility. An enclosed spiral staircase leads to an attic/hobbies room. The property feature gas fired central heating and upvc double glazed windows. The property has solar panels on the roof. Outside - front garden and driveway area with brick pavements for off road parking lead to the garage; at the rear there is a small strip of garden area and patio; rear side access leading back to the front with an attractive raised garden bed running the length of the side access.

FITTED CURTAINS, AMERICAN STYLE FRIDGE/FREEZER, WASHING MACHINE AND DRYER ARE AVAILABLE FOR NEGOTIATION.

**The accommodation comprises:**

Canopied entrance with light oak arched front door to:

#### VESTIBULE

Display shelf, mirror, coving, radiator, oak effect flooring. Sliding door to:

#### 2 PIECE CLOAKROOM



Pedestal wash hand basin, close coupled w.c., wall tiling, beams to ceiling, pebble effect flooring.

#### RECEPTION HALL



Understairs cloaks cupboard, display recess coving, double radiator, oak effect flooring.

#### DOUBLE OPENING COLOURED LEADED DOORS TO:





**BRICK BUILT CONSERVATORY 12'9" x 9'5" (3.89m x 2.88m)**



Tiled floor, upvc double glazed windows with door opening leading to patio seating area with open views.

**LOUNGE 18'4" x 14'5" (5.59m x 4.40m)**



Coving and decorative ceiling, 4 wall light points, double radiator, part oak effect flooring, picture window with open views.

**VIEW FROM LOUNGE**



N.B. The garden seen here belongs to the house next door and is not part of the property.

**DOUBLE ASPECT DINING ROOM 13'8" x 11'7" (4.18m x 3.55m)**



Picture rails, wood block flooring, upvc double glazed windows.

**KITCHEN 14'2" x 10'10" (4.32m x 3.31m)**







Fitted range of beech effect fronted base, wall and drawer units with inset 'Leisure' single drainer sink unit with mixer taps, integrated 'Siemens' dishwasher, integrated 'Neff' electric oven and microwave, 5 ring 'Neff' gas hob with stainless steel splashback and cooker with canopy over, granite worktops, American style fridge/freezer (available for negotiation), wine rack, double radiator, tile effect flooring, walk in pantry with shelving.

#### BOILER ROOM

With shelving and wall mounted 'Worcester' combi boiler, upvc double glazed window, integrated door to garage.

Doorway from Kitchen through to:

#### BREAKFAST ROOM 13'9" x 8'3" (4.20m x 2.52m)



Built in double cupboard with shelving and top cupboard, coving, tile effect flooring, side aspect upvc double glazed door and upvc double glazed window to rear.

#### STUDY 10'11" x 8'10" (3.35m x 2.70m)

Coving, double radiator, wood effect flooring, upvc double glazed window.

An oak staircase from the Entrance Hall leads to:

#### FIRST FLOOR LANDING AREA



Built in double airing cupboard with hot water tank, picture rails, coving, upvc double glazed windows and views across to the Great Orme and West Shore.

#### BEDROOM 1 18'5" x 14'6" (5.61m x 4.42m)



Including 2 fitted triple wardrobes with sliding doors, hanging rails and shelving, picture rails, coving, 4 wall lights, radiator, upvc double glazed window with panoramic views, upvc double glazed door leads to the balcony.



### VIEW FROM BEDROOM 1



N.B. The garden seen here belongs to the house next door and is not part of the property.

### BALCONY



With seating area, balustrade with glass panels and open views.

### VIEW FROM BALCONY



N.B. The garden seen here belongs to the house next door and is not part of the property.

### TILED 3 PIECE EN-SUITE SHOWER ROOM



White suite with corner shower with multi-function heads, vanity wash hand basin with cupboards, lights, mirror and display shelving, close coupled w.c., extractor, sun shoot for extra light, tile effect flooring.

### DOUBLE ASPECT BEDROOM 2 13'7" x 11'9" (4.15m x 3.59m)



Picture rails, radiator, upvc double glazed window with open views.



### 3 PIECE EN-SUITE BATHROOM



White suite comprising 'Jacuzzi' bath and mixer tap and shower attachment, mirror, pedestal wash hand basin, mirror and light, close coupled w.c., radiator, towel warmer, wall tiling, two double glazed windows.

### BEDROOM 3 12'5" x 9'3" (3.79m x 2.84m)



Plus built in triple wardrobe with hanging rails and shelving, mirror fronted sliding doors, coving, double radiator, upvc double glazed windows, upvc double glazed door to BALCONY with open views.

### 3 PIECE TILED SHOWER ROOM/UTILITY

With corner shower stall and shower, pedestal wash hand basin, close coupled w.c., ladder style towel rail, mirror with light and display shelving, base unit with 1½ bowl sink and mixer taps, worktops, automatic washing machine and dryer (available for negotiation), radiator, tile effect flooring, upvc double glazed window.

A spiralled staircase accessed off the First Floor Landing leads to:

### ATTIC ROOM/HOBBIES ROOM 28'11" x 8'6" (8.82m x 2.60m)



Panelled walls and ceiling, 'Velux' double glazed skylight window and upvc double glazed window with open aspect. Under eaves storage areas.

### OUTSIDE

#### LARGE BLOCK PAVED CIRCULAR DRIVEWAY

Provides off street parking for several cars, raised mature flower beds, shrubs, trees and hedging leading to:

#### GARAGE 16'10" x 9'4" (5.14m x 2.86m)

With automatic up and over door, 'Belfast' style sink, light and power connected, integral door to kitchen.

#### SMALL REAR GARDEN AREA



with seating area, shrubs, garden shed, electric meter.

### TENURE

The property is held on a FREEHOLD tenure.

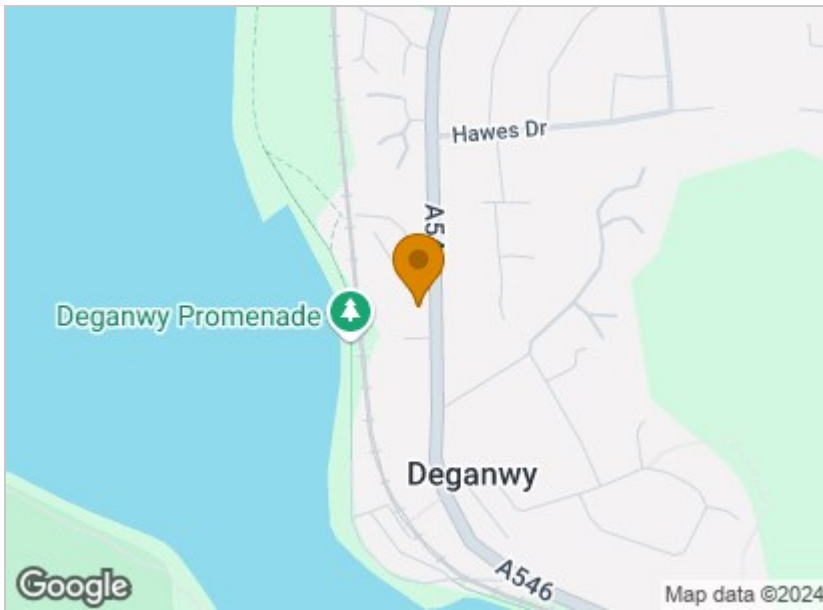
### COUNCIL TAX BAND

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

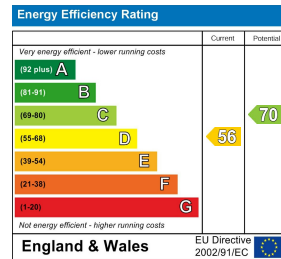


Total area: approx. 248.8 sq. metres (2677.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From The Moorings (originally Deganwy Castle Hotel) proceed towards Llandudno and the property can be found on the left hand side within 350 yards. A442 14/05/24 Rev 06/06/24

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.

