



Apt 2, Bryn Cregin

Deganwy LL31 9UR

£450,000

A superb luxury apartment forming part of the prestigious Bryn Cregin development in a highly desirable setting overlooking Deganwy Quay.

This spacious well appointed first floor apartment enjoys open views towards the Carneddau Mountain range, Conwy Mountain and Castle.

VIEWING HIGHLY RECOMMENDED.

Secure gated development set within beautiful private grounds with open views, integral car garage and store, private and visitor parking.

Glazed balcony along front elevation with access from lounge and main bedroom.

Central heating, double glazing and en-suite master bedroom. Attractive fitted kitchen.



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Location

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade. Chester 45 miles, Manchester airport 75 miles.

The Accommodation Affords
(Approximate measurements only).

Communal Ground Floor Reception Lobby:

Stairs and lift access leading to first floor level, video door release system.

Reception Hall:

Wall mounted radiators; coved ceiling; built-in cloaks cupboard; video door entry system; inset spot lighting; twin timber and glazed doors leading into,

Lounge:

27'3" x 16'1" (8.33 x 4.91)

Feature fireplace surround with coal effect gas fire; radiators; coved ceiling; tv and telephone point; uPVC double glazed french doors extending along the front and opening onto,

Balcony:

26'2" x 4'7" (approximately) (8 x 1.4 (approximately))

Enjoying extensive views towards the Carneddau mountain range, Deganwy Quay and Conwy Castle.

Dining Kitchen:

15'0" x 13'1" extending to 15'0" into dining recess (4.59 x 4 extending to 4.59 into dining recess)

Fitted range of base and wall units with complementary worktops; one and 1/2 bowl single drainer sink with mixer tap; plinth over rear window with inset spot lighting; uPVC double glazed window to rear; integrated fridge freezer; integrated split level double oven and grill; built in dishwasher; four ring gas hob with stainless steel and glass extractor canopy above; double panelled radiator.; integrated washer/dryer. Dining area with tv point; inset lighting.



Bedroom 1:

11'7" x 22'6" maximum (3.54 x 6.88 maximum)

Fitted range of Sharps bedroom units comprising; wardrobes and bedside cabinets and drawer units with dressing table; double panelled radiator; uPVC double glazed window overlooking front enjoying views; uPVC double glazed door leading onto balcony.

En-Suite Bathroom:

9'4" x 7'9" (2.85 x 2.38)

Panelled bath; pedestal wash basin; low level wc; large shower enclosure with inset lighting; double panelled radiator; wall and floor tiling; wall mounted mirror; extractor fan; medicine cabinet with inset lighting and shaver point; ceiling inset spot lighting;

Hallway:

Cupboard housing Worcester boiler and un-vented hot water tank for heating system.

Shower Room:

Corner shower cubicle; low level wc; pedestal wash basin; double panelled radiator; extractor fan; mirror; shaver point; floor and wall tiling.

Bedroom 2:

8'11" x 15'7" (2.74 x 4.77)

Two uPVC double glazed windows overlooking rear; double panelled radiator; wall lights; telephone point; coved ceiling.

Outside:

Private automatic gated entrance leading to hard standing and parking area; the apartment benefits from its own allocated parking and also visitor parking together with.

Integral Car Garage:

20'5" x 9'9" (6.24 x 2.98)

Automatic up and over door; light and power connected; rear door which gives access to entrance lobby with apartment above.

Store Room:

9'10" x 7'7" (3.00 x 2.33)

Light; power and shelving.

Communal Gardens:

Well maintained gardens with established planting; seating areas; patio enjoying views.

Services:

Mains water; electricity; gas and drainage are connected to the property.

Tenure:

Leasehold - 999 year lease from 2001. Each resident owns a share of the freehold, therefore no ground rent. Estimated charges for 2024 £3,200.00.

Council Tax Band:

Conwy Council Tax band - G.


Directions:

From the agents office over the bridge take first exit at the roundabout continue towards Deganwy at the lights by the Deganwy Quay turn a sharp right up Ty Mawr Road and Bryn Cregin will be viewed on the left hand side.

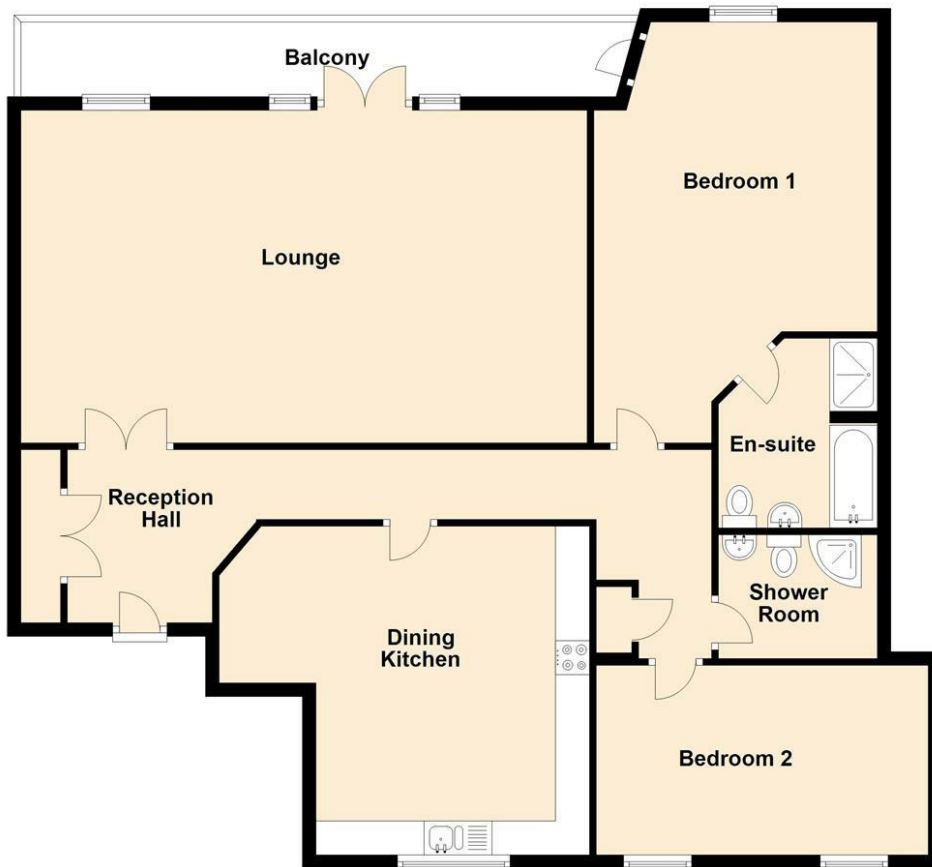
Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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