



Fairwinds, 10 Overlea Crescent
Deganwy LL31 9TB

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£695,000

A spacious, immaculately maintained detached 4 bedroom bungalow set within it's own large gardens, enjoying extensive panoramic views towards Conwy Castle and the Snowdonia Mountains.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC C - Council Tax: F

Beautifully presented home commanding a slightly elevated setting within a small select crescent in a highly popular residential area. Extended, remodelled and improved offering spacious well appointed accommodation but retaining original features from the 'Art Deco' period.

Affording reception hall, shower room, lounge, sun lounge, dining room, kitchen, rear entrance porch and linen store, bedroom 1, bedroom 2, bedroom 3, bedroom 4/ snug, second shower room.

Large immaculate twin garage and workshop, covered outside alfresco dining /entertaining patio, 2 store sheds and beautifully landscaped gardens with long driveway providing hardstanding for the parking of several vehicles.



Location

Select residential area just off Overlea Avenue within close proximity of Deganwy village, Conwy and main transport lines. The north wales coast offers the finest sea and mountain landscapes and is a popular tourist destination.

Accommodation:

The accommodation affords: (approximate measurements only)

Spacious Reception Hall:

uPVC double glazed front door leading in; 2 radiators; coved ceiling; dado rail; telephone point.

Lounge: 19'8" x 13'11" (6m x 4.25m)

Beautiful arched ceiling in Art Deco styling with coving; picture rail; wall lights; feature period fireplace surround with coal effect gas fire; double panelled radiator and single panelled radiator; TV point; uPVC double glazed windows to side; square archway with overhead leaded double glazed windows leading through to:

Sun Lounge: 17'11" x 6'5" (5.48m x 1.96m)

A magnificent curved window glazed sun lounge enjoying far reaching south facing views towards the mountains and Conwy Castle. 2 radiators.

Dining Room: 10'11" x 11'10" (3.33m x 3.63m)

Double panelled radiator; uPVC double glazed front window enjoying extensive views; dado rail; inset spotlighting; coved ceiling.

Kitchen: 11'9" x 9'4" (3.6m x 2.85m)

Modern range of fitted base and wall units in cream with complimentary worktops; integrated sink with mixer tap; integrated dishwasher; four plate ceramic hob; concealed extractor above; split level double oven and grill and microwave oven; large larder unit; integrated fridge freezer; pull out bin drawer; coved ceiling; inset spotlighting; timber and glazed door leading to:

Rear Entrance Porch: 5'1" x 4'7" (1.56 x 1.4)

uPVC double glazed outer windows and composite rear door; door into:

Walk-in linen/storage cupboard: 6'0" x 5'2" (1.84 x 1.59)

Wall mounted 'Vaillant' central heating boiler with cylinder; linen shelving; radiator; storage; wall light.



Shower Room: 5'5" x 5'6" (1.66m x 1.68m)

Corner shower enclosure with curved doors; low level WC; vanity wash basin with splash-back; shaver point; extractor fan; medicine cabinet; ladder style heated towel rail.

Bedroom 1: 11'11" x 13'10" (3.64m x 4.23m)

uPVC double glazed window overlooking front enjoying extensive views; range of built in wardrobes and bedside cabinets; coved ceiling; inset spot lighting.

Bedroom 2: 11'10" x 10'9" (3.61m x 3.3m)

Range of fitted wardrobes along one wall; coved ceiling; radiator; uPVC double glazed window overlooking rear garden.

Bedroom 3 (currently used as study): 10'9" x 8'4" (3.29 x 2.56)

Radiator; uPVC double glazed window overlooking rear; coved ceiling; inset spot lighting; built-in wardrobe; radiator.

Bedroom 4/ Snug: 10'9" x 14'5" (3.3m x 4.4m)

Double panelled radiator; feature fireplace surround with coal effect gas fire; bespoke book shelving and TV unit with power points and TV points; telephone point; uPVC double glazed windows overlooking rear of property.

Shower Room: 8'7" x 6'2" (2.62m x 1.89m)

Modern walk-in shower with glazed screen and wall tiling; vanity wash basin; inset lighting and mirror; low level WC; picture rail; coved ceiling; uPVC double glazed window; shaver point.

Outside:

The property commands a superb plot on the outskirts of Deganwy in a highly popular residential area. Long brick paved driveway provides ample off road parking and also leads to large detached twin garage and workshop at the rear, front lawned garden with shrubs, raised flagged patio. Garden pond, large lawned garden to rear with variety of shrubs and plants, raised patio area, 2 garden store sheds (one with electrical supply) with uPVC double glazing and 'New England' style uPVC cladding. Outside lighting. Raised vegetable beds.

Garages: 23'4" x 18'2" (7.13m x 5.55m)

Two automatic up and over doors; range of shelving; power and light connected; tiled floor.



Covered Alfresco Dining and Entertaining Area: 17'8" x 12'1" (5.4m x 3.7m)

Flagged floor; polycarbonate roof; low level brick walling; power points; light connected.

Services:

Mains water, electricity, gas and drainage connected to the property.

Viewing

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Council Tax Band:

Band 'F' - Conwy County Borough Council

Directions:

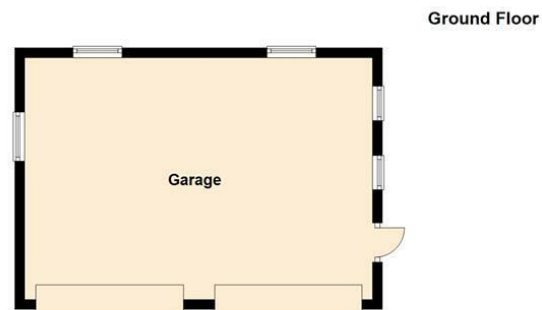
From the agents office continue over the Conwy bridge to the roundabout, take first left to the side of Lidl and then turning first right into Albert Drive, continue left and then right up Albert Drive, take the second turning left into Overlea Avenue and continue half way up Overlea Avenue turning right into Overlea Crescent and the property will be viewed on the left hand side.

Proof Of Funds

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
Very energy efficient - lower running costs		
(92 plus) A	70	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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