



## 90 Deganwy Road

Llandudno LL30 1NA

£415,000

Of interest to property investor, builder or anyone with good vision and accomplished skills in home renovations.

Substantial detached house with superb coastal and sea views, located in a select residential area.

This superb house offers tremendous scope for renovation, refurbishment, extending and re-modelling.

Set in level good size plot with gardens to front and rear, long side driveway, tandem garage.

Commanding open aspect and views across the headland towards the Great Orme and Puffin Island.

Affording Entrance Porch, Reception Hall, Cloakroom, Lounge, Dining Room, Kitchen, Rear Covered Entrance and Boiler Room, 3 Bedrooms, Bathroom and W.C.

Viewing Recommended.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

Situated within walking distance of Deganwy Village and Deganwy beach, with Llandudno town centre being some 2 miles distant. Deganwy Road benefits from beautiful country surroundings with good access to the A55.

The Accommodation Affords:  
(approximate measurements only)

Integral Front Entrance Porch:  
Quarry tiled floor, timber and glazed door leading to:

Reception hall:

Herringbone parquet flooring, column radiator and display cupboard, turn staircase leading off to first floor level, large window overlooking front providing ample natural light, wall lights, understairs storage cupboard housing electric meters.

Lounge:

18'10" x 13'10" (5.76 x 4.22)

Sliding patio doors to rear leading onto random slate patio. Radiator, telephone point, corner glazing with window to front and side enjoying extensive views towards Anglesey, Puffin Island and enjoying sea views.



### Dining Room:

4.51 x 3

Gas fire (not tested) with copper canopy over, wall panelling, double glazed rear window with views towards the Vardre, serving hatch to kitchen, radiator, wall lights.

### Cloakroom:

Small lobby with wash basin, tiled floor, window to side elevation, WC with low level suite.

### Kitchen:

8'3" x 11'4" (2.54 x 3.47)

Original base and wall cupboards, tall cupboard, double drainer sink, window to rear and side elevation, tiled floor, radiator, walk in larder cupboard.

### First Floor:

#### Spacious Landing:

built in storage to eaves area, radiator, wall lights, access to roof space.

#### Bathroom:

Tiled panel bath, pedestal wash hand basin, built in cylinder/airing cupboard.

#### Separate WC:

Low level suite.

#### Bedroom 1:

13'10" x 18'11" (4.24 x 5.78)

Radiator, two built in wardrobes, views overlooking front and rear.

#### Bedroom 2:

14'11" x 9'6" (4.56 x 2.91)

Twin aspect with views, recessed wardrobe.

#### Bedroom 3:

11'6" x 8'10" (3.51 x 2.71)

Overlooking rear with views towards the Vardre and Conwy, built in storage cupboard, double panelled radiator.

### Outside:

Driveway leading to tandem style garage, lawned garden to front and rear with a variety established shrubs and plants, raised patio area to rear.

### Tandem Style Garage:

27'7" x 9'10" (8.43 x 3)

Sliding folding timber doors, window and door to rear, power and light connected.

### Services:

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

### Council Tax:

Conwy County Borough Council Tax Band 'F'.



## 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](mailto:conwy@iwanmwilliams.co.uk)

## Directions:


Proceed from the agents office over the Conwy bridge taking first exit towards Deganwy. Continue through Deganwy village out towards Llandudno, fork right towards Llanrhos and 90 Deganwy Road will be viewed immediately on the right 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.



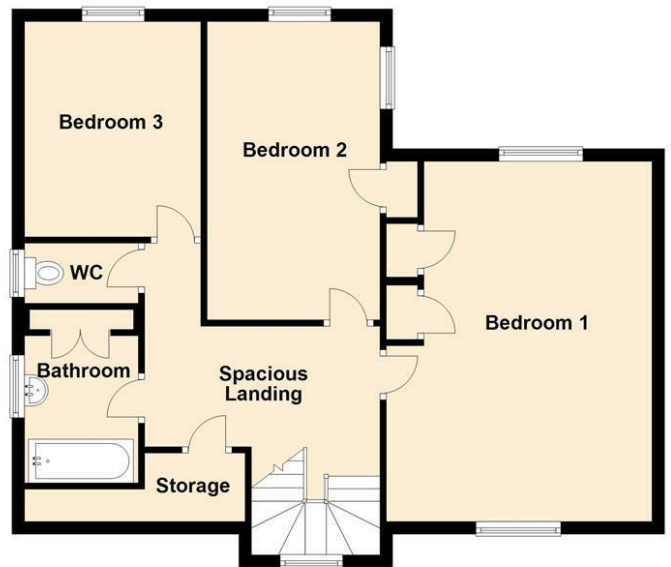


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First 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.  
Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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