



## 9 Vardre Avenue Deganwy Conwy LL31 9UT £310,000

Offers over £310,000

Spacious, well appointed 3 bedroom semi detached house in a convenient and popular setting, backing onto the Vardre ,enjoying extensive front views.

Well presented accommodation arranged over 2 floors with the benefit of gardens to front and rear, side driveway providing off road parking. Former garage used as store/workshop. Central heating and double glazing. Extended on a single level to the rear. Accommodation includes front entrance vestibule, reception hall, lounge, rear sitting room, large dining kitchen, landing with walk in airing cupboard, bedroom 1, bedroom 2, bedroom 3, bathroom. Attractive well presented gardens with licenced rear access onto the Vardre. Quiet location near the bowling green enjoying a Southerly front aspect and views.



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**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



## 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)

### Front Entrance Vestibule

Quarry tiled floor, uPVC double glazed front door. Further uPVC double glazed door leading to Reception Hall.

### Reception Hall

12'5" x 9'10" (3.81m x 3.0m)

Feature balustrade and spindle turned staircase leading off to first floor level, understairs storage cupboard, double panelled radiator, coved ceiling, uPVC double glazed window overlooking front.

### Lounge

12'5" x 12'0" (3.81m x 3.68m)

Feature fireplace surround with side plinths, coal effect gas fire, t.v. point, double panelled radiator, uPVC double glazed bay window to front enjoying open aspect, telephone point.



## Rear Sitting Room

12'1" x 12'1" (3.7m x 3.7m)

Feature Adam style fireplace with inset coal effect gas fire, t.v. point, double panelled radiator, coved ceiling, uPVC double glazed French doors leading onto rear patio and garden.

## Dining /Kitchen

16'9" x 10'2" extending to 11'0" in kitchen (5.11m x 3.11m extending to 3.37 in kitchen)

Dining Area - double panelled radiator, sealed unit double glazed window overlooking side, inset spot lighting, cupboard housing baxi wall mounted central heating boiler. Peninsular base units sub-dividing from Kitchen, small breakfast bar. Kitchen - fitted range of base and wall units with complimentary worktops, single drainer sink with mixer tap, plumbing for automatic washing machine and dishwasher, electric cooker point, canopy stainless steel extractor above, wall and floor tiling, uPVC double glazed window overlooking rear enjoying views towards the Vardre. uPVC double glazed side door leading to outside.



## First Floor Level

### Landing

Access to roof space, walk in airing cupboard with range of shelving and hanging space.

### Bedroom 1

12'6" x 10'11" (3.83m x 3.33m)

uPVC double glazed bay window overlooking front enjoying extensive views, range of built in wardrobes with inset vanity shelf, radiator, coved ceiling.



### Bedroom 2

10'10" x 12'4" (3.31m x 3.76m)

uPVC double glazed window overlooking rear enjoying views towards the Vardre, corner wash basin, range of fitted wardrobes along one wall with louvre doors, coved ceiling.

### Bedroom 3

9'10" x 8'9" (3.0m x 2.67m)

uPVC double glazed window overlooking front with views, double panelled radiator, built in wardrobe and shelving unit.

## Outside

Attractive front and rear gardens, mainly laid to lawn with a variety of established shrubs and plants. Driveway providing off road parking, detached former garage, now used as storage and workshop with twin timber doors, power and light connected. Rear patio raised garden with grassed areas and flagged patio. Please note that there is a gate that leads onto the Vardre and we understand from the owners that this is a licensed access with nominal payment to Mostyn Estate for the privilege.



## Services

Mains water, electricity, gas and drainage are connected to the property. We have not tested any of the appliances or working condition of any of the services.

## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500.

## 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.

## Council Tax Band:

Conwy County Borough Council tax band 'D'

## Directions

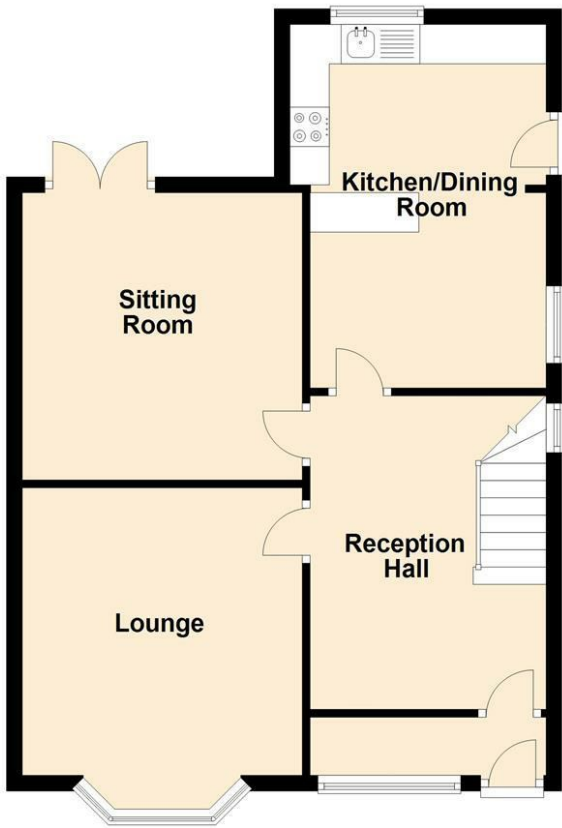
From the Agent's office, proceed over the Conwy bridge, taking the first exit at the roundabout signposted Deganwy, continue to the second exit at the second roundabout, continue towards Deganwy. Turn right at Maggie Murphy hill, continue up, turn first left into Ty Mawr Road. Continue along Ty Mawr Road to the end and turn right onto Vardre Avenue and the property will be viewed on the left hand side.



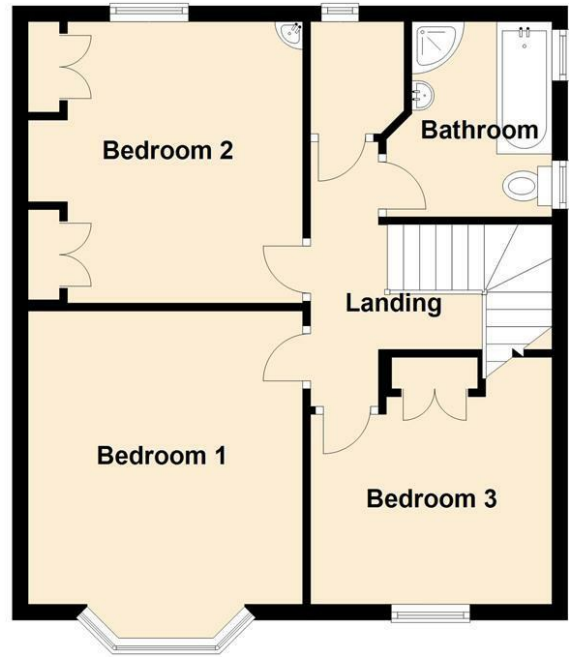


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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