



Roquebrune Gannock Park
Deganwy LL31 9PZ

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£795,000

Roquebrune is a magnificent 5-bedroom detached residence located in the highly exclusive Gannock Park area of Deganwy on the North Wales Coast.

Set in large established grounds, commanding breathtaking coastal views.

OFFERS OVER

A substantial family home offering spacious, well appointed accommodation, retaining original character features throughout. Extended and re-modelled over the years with principal rooms enjoying extensive coastal and sea views. Gannock Park is an exclusive residential area and Roquebrune sits just below the Vardre hilltop which makes a superb picturesque backdrop. Convenient for local shops, restaurants, golf courses and popular coastal walks. Affording entrance porch, cloakroom, reception hallway, lounge, sun lounge, inner hall, kitchen, conservatory, Dining and breakfast rooms, rear hall, music room, utility room, landing, 5 bedrooms (2 en-suite), bathroom. Central heating and double glazing. Occupied by same family for a number of decades the property now requires upgrading and modernisation throughout.

VIEWING HIGHLY RECOMMENDED.



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)

uPVC Double Glazed Front Door to:

Inner Entrance Porch:
Radiator.

Cloakroom:
Low level WC and pedestal wash hand basin. Solid timber doors leading to:

Reception Hall:
Staircase leading off; coved ceiling; column radiator; walk-in cloaks and storage cupboard. Small lobby area with overhead storage cupboards, radiator; understairs recess.

Lounge: 14'7" x 21'3" (4.46m x 6.49m)
Parquet style flooring; feature fireplace with timber surround, cast iron inset, open fire. Two double panelled radiators; double glazed windows overlooking front and side with panoramic views; coving and picture rail.

Dining Room: 15'5" x 11'10" (4.72m x 3.63m)
Radiator; uPVC double glazed window overlooking front with views; square archway to:

L-shaped Kitchen: 15'6" x 9'1" plus recess 9'4" x 9'2" (4.74m x 2.77m plus recess 2.85m x 2.8m)
Fitted base and wall units, solid timber worktops; gas fired Aga range and cooker; display cupboards; single drainer sink; large uPVC double glazed window overlooking rear. Twin uPVC double glazed doors leading to:

Study/Sun Lounge Area: 8'6" x 5'10" (2.6m x 1.78m)
uPVC double glazed French windows to front of property enjoying views. Recessed shelving; double panelled radiator; telephone point.

From Kitchen, timber and glazed door to:



Rear Conservatory:

Tiled floor and further French windows leading onto rear garden, views towards the Vardre.

Rear Inner Hallway: 9'4" x 10'4" (2.85m x 3.16m)

Radiator; quarry tiled floor.

Music Room: 21'5" x 13'9" (6.54m x 4.2m)

Vaulted ceiling; uPVC double glazed bay window to rear elevation; large French double glazed doors and window overlooking rear garden. Timber flooring; wall lights.

From Inner Hallway:

Timber and glazed door leading to:

Utility Room: 17'4" x 8'7" (5.29m x 2.62m)

Quarry tiled floor; single drainer sink with base unit and plumbing for automatic washing machine; walk-in larder with shelving; uPVC double glazed window to rear; uPVC double glazed door and timber stable door leading to rear.

uPVC double glazed door leading to:

Car Garage: 23'4" x 16'1" (7.13m x 4.92m)

Roller shutter door; sink unit at rear; wall mounted central heating boiler. Staircase leading up to:

First Floor Study:

uPVC double glazed window to front enjoying views; glazed window to rear.

FIRST FLOOR

Landing:

Large glazed window overlooking staircase with views to the Vardre.

Bedroom No 1: 20'7" x 13'10" (6.28m x 4.24m)

uPVC double glazed windows overlooking side and rear enjoying views. Two double panelled radiators. French doors lead onto first floor conservatory/sun lounge with views over the garden towards the Vardre.

En-suite Shower Room: 8'8" x 9'4" (2.66m x 2.86m)

Vanity unit, low level WC and shower enclosure. (Jack and Jill doors for Bedroom 1 and Bedroom 2).

Bedroom No 2: 14'6" x 12'0" (4.43m x 3.66m)

Radiator; uPVC double glazed window overlooking front enjoying extensive views.



Bedroom No 3: 14'6" x 10'6" inc en-suite (4.44m x 3.22m inc en-suite)
uPVC double glazed window to side elevation enjoying extensive sea views. Radiator.

Bedroom No 4: 14'7" x 10'2" plus 4'2" x 8'6" (4.45m x 3.1m plus 1.29m x 2.61m)
Overlooking front and side enjoying extensive views, picture rail; radiator; side velux window.

Bedroom No 5: 10'3" x 9'3" (3.13m x 2.83m)
Small bay window to front enjoying views; radiator.

Family Bathroom: 11'8" x 5'8" (3.58m x 1.75m)
Four piece suite comprising panelled bath, pedestal wash hand basin, low level WC and bidet, shower enclosure; wall tiling and radiator.

Outside:

Roquerbrune stands in a large plot with it's own driveway and parking area. Substantial well maintained and established gardens mainly to front and side. Rear terraced garden with summer house and greenhouse. The property also has direct access to the Vardre.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'I'.

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

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		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

