



Red Roofs, 40 Deganwy Road
Deganwy LL31 9DG



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£950,000

An outstanding detached family home set in large grounds in a highly popular setting in Deganwy on the North Wales coast, commanding extensive views towards Great Orme, Conwy estuary and the mountains of Snowdonia.

VIEWING HIGHLY RECOMMENDED

Red Roofs is a stunning home, extensively upgraded and renovated by the present owners, offering spacious, light and airy accommodation over two floors. The property has a large enclosed sun room at ground floor level which spans the whole of the front elevation and a similar but open covered balcony at first floor level, both of which enjoy extensive views. The house has been re-modelled and extended to provide a stylish and beautifully presented home. The main Reception Hall is spacious and light with a wide turn staircase leading off to first floor level. All ground floor rooms are well designed to accommodate an inclusive family atmosphere interlinked by the long front sunroom which extends along the front elevation. The impressive kitchen area opens onto a family sitting room and also onto a side sun terrace. The kitchen itself is well designed and offers modern units with granite worktops, peninsula breakfast bar and quality integrated appliances. Located on the first floor there are 4 spacious bedrooms, 2 luxury bathrooms and access onto a covered balcony to enjoy wonderful views. Large lawned gardens, long gravelled driveway and car garage. This is a truly beautiful home in one of the most desirable residential areas and within close proximity of local restaurants, shops, schools and recreational activities.



Location

The property is located on the level in a popular setting within walking distance of 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, and promenade. Chester 45 miles, Manchester airport 75 miles. Located within walking distance of the beach and railway station and Llandudno is a short distance away.

The Accommodation Affords
(Approximate measurements only):

Covered Front Entrance:

Composite double glazed front door leading to:

Reception Hall 17'9" x 12'5" (5.43m x 3.8m)

Impressive spacious hallway with vaulted ceiling, wide turn staircase which leads off to first floor level. Herringbone timber effect Karndean flooring; column radiators; uPVC double glazed windows.

Cloakroom:

Low level WC and vanity wash basin; radiator; uPVC double glazed window to rear.

From Hallway twin oak doors leading off to:

Lounge: 26'1" x 12'9" (7.96m x 3.91m)

Two radiators; recessed granite surround fireplace with slate hearth and log burning stove; two small uPVC double glazed windows overlooking side; bi-folding oak and glazed doors leading onto front enclosed sun lounge which extends along the whole of the front elevation and interconnects the kitchen, dining and sitting area.

Enclosed Front Sun Lounge 42'6" x 5'6" (12.96m x 1.68m)

Bi-folding doors lead to lounge and sitting room, also Aluminium double glazed bi-folding doors lead onto large front terrace enjoying views overlooking garden towards the Great Orme and the coastal areas.



Breakfast Kitchen: 20'5" x 18'0" (6.23m x 5.5m)

Beautifully fitted kitchen with a range of base and wall units and granite worktops; peninsular breakfast bar sub-dividing from breakfast room; integrated appliances including two dishwashers; two Smeg stainless steel ovens; fridge freezer. Pull-out spice cupboard; integral sink; ceramic induction hob with concealed extractor above and inset lighting; composite double glazed stable rear door; column radiator.

Breakfast Room: 11'7" x 11'11" (3.54m x 3.65m)

Recessed former fireplace housing storage cupboard with granite worktop and light over; two uPVC double glazed French doors leading onto side patio.

Rear Utility Room: 7'11" x 6'6" (2.43m x 2m)

Fitted worktop with space and plumbing for washing machine and dryer; plumbing for American fridge; cloak hooks; radiator.

Front Sitting Room: 12'8" x 14'8" (3.87m x 4.48m)

Recessed fireplace with granite surround, log burning stove; TV point; column radiator; bi-folding oak and glazed doors leading onto front sun room.

FIRST FLOOR

Spacious Landing:

Large uPVC double glazed window overlooking the feature staircase; concealed mood lighting.

Bedroom No 1: 15'9" x 12'10" (4.81m x 3.93m)

French doors leading onto front covered balcony with extensive sea and coastal views. Two radiators; uPVC double glazed window to side elevation. Square archway leading to:

Dressing Room: 12'6" x 6'11" (3.82m x 2.11m)

uPVC double glazed window overlooking rear.

En-suite Shower Room: 12'1" x 6'3" (3.7m x 1.91m)

Luxury suite comprising cantilever two bowl vanity unit with his and hers sinks; wall mounted mirror with integrated lighting; two uPVC double glazed windows overlooking rear; concealed cistern WC; large shower with glazed screen; wall mounted ladder style heated towel rail; inset spot lighting.

Bedroom No 2: 12'10" x 15'8" (3.92m x 4.79m)

uPVC double glazed windows overlooking side and French doors leading onto covered balcony at front enjoying extensive views; two radiator.



Bedroom No 3: 12'9" x 10'3" (3.91m x 3.13m)

Radiator; uPVC double glazed window to front enjoying views.

Bedroom No 4: 12'6" x 9'0" ext to 11'6" by doorway.
(3.82m x 2.75m ext to 3.51m by doorway.)

Radiator; uPVC double glazed window overlooking side elevation enjoying views.

Bathroom: 10'4" x 5'10" (3.16m x 1.79m)

Free standing bath with central chrome tap, vanity wash basin, low level WC and shower enclosure with glazed screen; ladder style towel rail; shaver point; inset lighting.

Outside:

The property commands a large level plot located between Deganwy and Llandudno on the North Wales Coast enjoying views towards the Great Orme and Conwy Mountain. Large lawned gardens, long gravelled driveway with ample parking and turning area; single car garage; large front and side flagged patio areas; established shrubs and plants.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'G'.

Viewing:

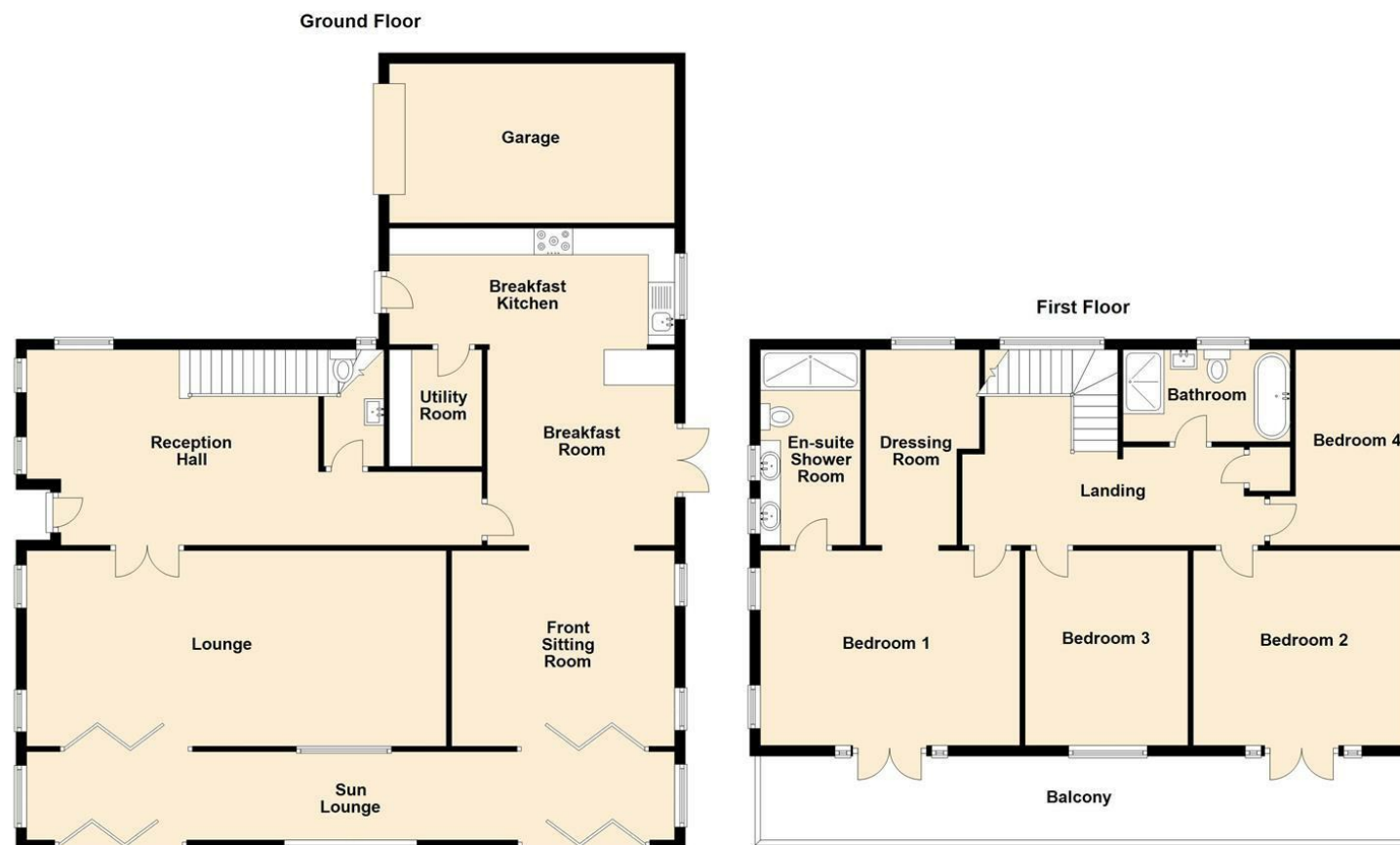
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof of Identity:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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