



STERLING

ESTATE AGENTS & VALUERS

**9B Warren Drive, Deganwy
North Wales LL31 9ST**



Asking Price £299,950

9B Warren Drive, Deganwy, North Wales LL31 9ST

Occupying an excellent position on this established residential road of quality character homes. Particulars of a GROUND FLOOR FLAT of appeal together with GARAGE, PARKING, COURTYARD & OUT STORES and a lovely lawn garden at the back. From here there are stunning views over to Conwy Castle, Conwy Estuary, the mountains in the distance and to Anglesey. You can look up Station Road to Deganwy Quay and village. The property is approached by its own front door into the PORCH and HALLWAY, the BEDROOM & LOUNGE DINER overlooks the lovely views, there is an INNER HALL to the SHOWER ROOM, SEPARATE W.C, REAR BEDROOM and FITTED KITCHEN BREAKFAST ROOM. From here there is access into the walled and private COURTYARD. The property has GAS C.H and windows DOUBLE GLAZED. Well placed for Deganwy village, Conwy and the supermarkets and Railway Station in Llandudno Junction. Viewing is highly recommended to appreciate the lovely interior and fine views. Energy Rating 69C Potential 78 CB7362

Entrance

14'6 x 3'6 (4.42m x 1.07m)

Front door off the side elevation into the PORCH, inner door to HALLWAY, central heating radiator, coved ceilings

Double Bedroom

13'1 x 12'6 (3.99m x 3.81m)

Double glazed square bay window overlooking the fine views, central heating radiator

Lovely Lounge & Dining

16'4 x 14'9 (4.98m x 4.50m)

White slate fireplace with Victorian gold colour floral design tiled inset, double glazed bay window to front aspect overlooking the views, central heating radiator, coved ceilings

Inner Hall

Central heating radiator

Long Shower Room

Shower cubicle and unit, pedestal wash hand basin, half tiled walls, Separate w.c, double glazed window

Rear Bedroom

13'8 x 8'9 (4.17m x 2.67m)

Double glazed window, central heating radiator, 2 pine double door storage cupboards, housing the Ideal gas central heating boiler

Kitchen Breakfast Room

13'5 x 8'9 (4.09m x 2.67m)

Single drainer sink unit, base cupboards and drawers, work top surfaces, plumbing for washing machine, central heating radiator, pantry cupboard, 2 double glazed windows and back door, 4 ring gas hob unit, built in oven and cooker hood

The Garage

15'9 x 14'2 (4.80m x 4.32m)

Double doors, personal door to rear Courtyard, gravel driveway and pathway

Outside

Two brick built stores, with pebble dashed elevations beneath a slate roof, private paved walled courtyard. The front garden is laid to lawn with flower borders and plants, sloping down to Station Road and a graduated pathway

AGENTS NOTE

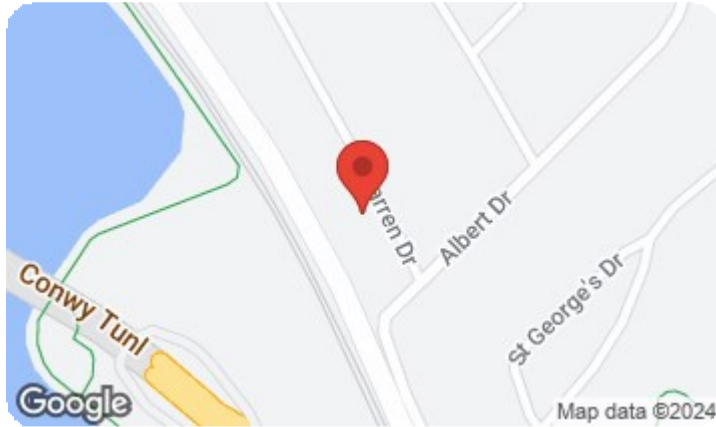
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

IN ACCORDANCE WITH THE REQUIREMENTS OF THE ESTATE AGENTS (UNDESIRABLE PRACTISES) (NO2) ORDER 1991 SI 1991 NO 1032 AND THE ESTATE AGENTS (PROVISION OF INFORMATION) REGULATIONS 1991 SI 1991 NO 859 WE ADVISE THE SELLER OF THIS PROPERTY IS RELATED TO THE DIRECTOR OF THIS COMPANY

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





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		69	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	78
		EU Directive 2002/91/EC	

AGENTS NOTES;

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- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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