

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



Asking Price £299,950

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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

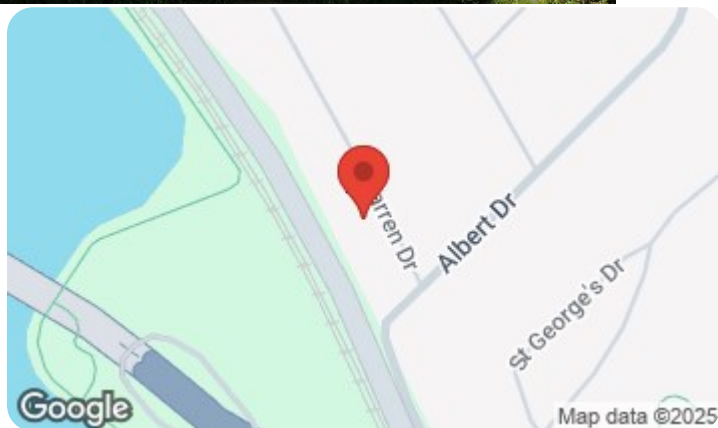
AGENTS NOTE

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

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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		
	69	78
England & Wales		
	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		
	74	78
England & Wales		
	EU Directive 2002/91/EC	

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