



78 Albert Drive
Deganwy, North Wales LL31 9RH

£415,000



STERLING

ESTATE AGENTS & VALUERS

Located on the exclusive Albert Drive in Deganwy, this outstanding **DETACHED 4 BEDROOM RESIDENCE** offers a perfect blend of comfort and elegance. Ideal for families seeking a tranquil yet vibrant community. The property features spacious **RECEPTION ROOMS**, providing a welcoming space for relaxation and entertaining guests. One of the highlights of the property is the stunning views of Conwy Castle and the Mountains, which can be enjoyed from various vantage points within the home. The large established gardens offer a serene outdoor retreat, perfect for gardening enthusiasts or those who simply wish to bask in the beauty of nature. Additionally, the property includes a **GARAGE** and **AMPLE PARKING**, ensuring convenience for residents and visitors alike. With **2 BATHROOMS**, this home caters to the needs of a busy family, providing both functionality and comfort. The **BALCONY** adds an extra touch of charm, offering a delightful spot to enjoy morning coffee or evening sunsets. Situated on a quality residential road, this property is surrounded by other fine homes, enhancing the overall appeal of the location. Whether you are looking for a family home or a peaceful retreat, this residence on Albert Drive is a remarkable opportunity not to be missed. Freehold. Council Tax Band F. EPC. 49E Potential 79C Ref CB7848. No Ongoing Chain



Canopy Porch

Front door to Wide Hallway, central heating radiator, built in cupboard

Cloakroom

W.C, wash hand basin, double glazed, central heating radiator

Large Open Plan L Shaped Lounge and Dining Room

21'7" x 14'5" (6.6 x 4.4)

Tiled fireplace and hearth, living flame gas fire, 2 double glazed windows, 2 central heating radiator, coved ceilings

Kitchen Breakfast Room

10'9" x 9'10" (3.3 x 3)

Range of Hygena base cupboards and drawers and work top surfaces, stainless steel double drainer sink unit, double glazed window to garden aspect, wall units, cooker extractor hood, pull out breakfast bar, gas central heating boiler

Utility Room

6'9 x 6'6 (2.06m x 1.98m)

Terrazzo tiled floor, double glazed, plumbing for washing machine

First Floor

Two part stairway from the Hall to First Floor and Landing, double glazed, built in cylinder airing cupboard

Bedroom 1

12'9" x 10'9" (3.9 x 3.3)

Double glazed patio doors onto the front Balcony overlooking the fine views to Conwy Castle and Mountains, double door wardrobe cupboard, central heating radiator, 5 door louvre wardrobe with built in double bed.

Study or Bedroom 5

10'2" x 6'10" (3.1 x 2.1)

This room originally was part of the main bedroom but has been partitioned to form a study

En Suite Bathroom

10'0" x 4'11" (3.05 x 1.5)

Cast bath, pedestal wash hand basin, w.c, part tiled walls, double glazed, central heating radiator

Bedroom 2

12'1" x 10'9" (3.7 x 3.3)

Double glazed, central heating radiator, fine views to the Conwy Mountains and Castle

Bedroom 3

10'1" x 9'11" (3.09 x 3.03)

Fitted three double door wardrobe units, 2 having mirror doors, double glazed window, distant hill views, central heating radiator

Bedroom 4

10'0" x 8'10" (3.06 x 2.7)

Double glazed window, distant hill views, central heating radiator

Shower Room

6'10" x 6'2" (2.1 x 1.9)

Double shower cubicle and unit, pedestal wash hand basin, w.c, double glazed, part tiled walls, central heating radiator

The Garage

20'0" x 10'9" (6.1 x 3.3)

Integral with up and over door, power & light laid on

The Gardens

The property stands in large established gardens to front and rear, well kept and stocked with mature lawns, colourful flower borders, pathways, rotary drying area, garden shed and greenhouse. Timber trellis and climbing fruit trees, vegetable/soft fruit beds

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

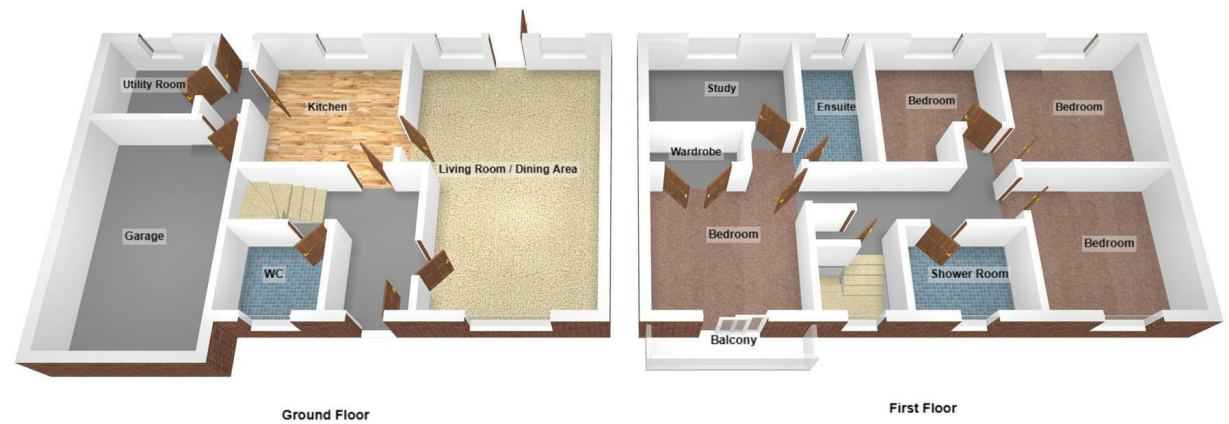
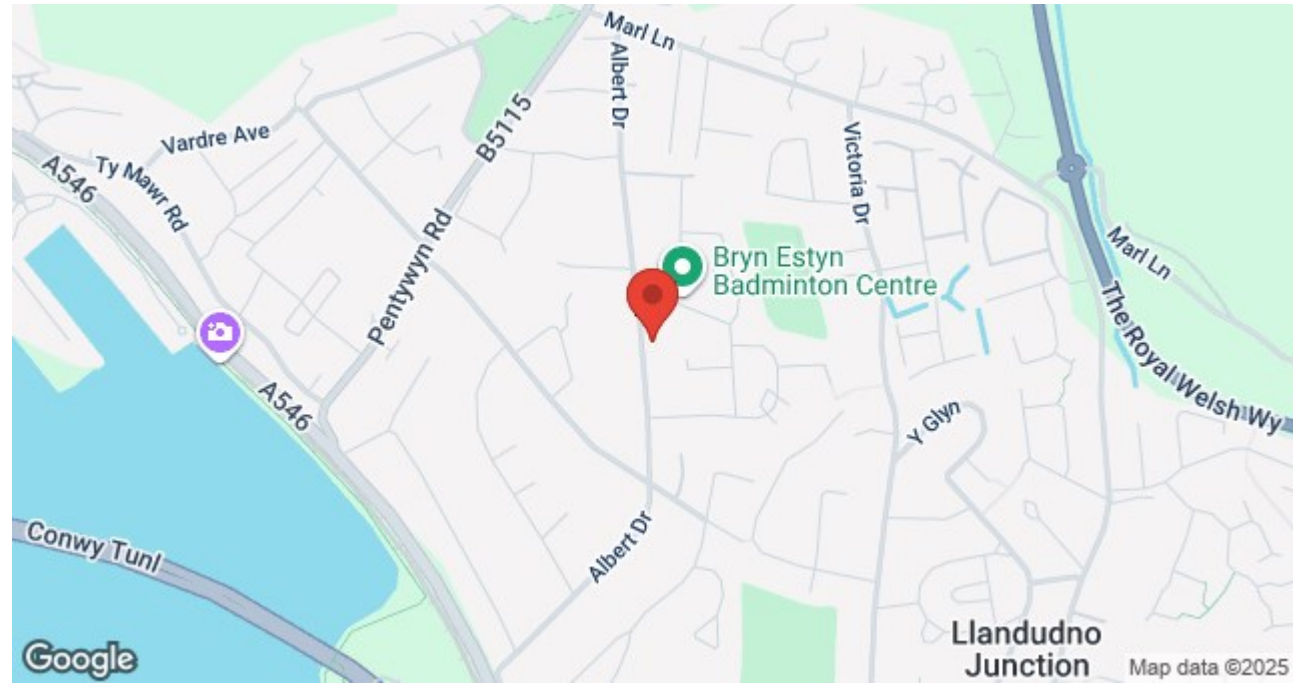
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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.

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.







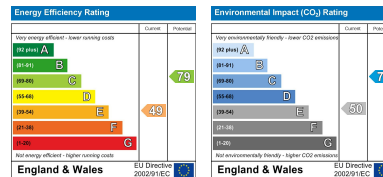




AGENTS NOTES;
Viewing Arrangements By appointment with Sterling Estate Agents on
01492-534477
e mail sales@sterlingestates.co.uk and web site
www.sterlingestates.co.uk

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 buver for your own home.



No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- 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



t: 01492 534477

www.sterlingestates.co.uk



YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The FSA does not regulate most buy to let mortgages.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority. FSA number 143002