

**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## 10 Marine Gardens, Deganwy, Conwy, LL31 9DR



**£595,000**

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BUILT BY THE LOCAL RENOWNED BUILDER LES JONES circa 1988 THIS SPACIOUS DETACHED 3 BEDROOM RESIDENCE IS SITUATED AT THE END OF A CUL DE SAC WITH PANORAMIC VIEWS FROM THE REAR ELEVATION over the Conwy Estuary to the Marina, Golf Course, Conwy Mountains and Anglesey, easy access to Deganwy Beach and the shops and restaurants of Deganwy village. The property briefly comprises:- porch; hall; 2 piece cloakroom; lounge with patio doors to the garden; separate dining room; kitchen; separate sitting room/breakfast room leads to the garden and the conservatory; utility room with access to the double garage; first floor landing; large principal bedroom with built in wardrobes (could be converted to two rooms); en-suite 4 piece shower room; 2 further double size bedrooms with built in wardrobes; and a 3 piece bathroom with over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside easily maintained front garden area with decorative brick paved driveway for off road parking for several cars leads to the integral double garage, rear garden with lawn, flower beds and shrubs abutting the railway link line to Llandudno and Llandudno Junction.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

#### The accommodation comprises:-

Upvc double glazed FRONT DOOR with double glazed side panel.

#### ENTRANCE PORCH

Coved ceiling, glass panelled door into:

#### ENTRANCE HALL

Radiator, coved ceiling, cloaks cupboard with hanging rail and shelving.

#### CLOAKROOM



Close coupled WC, pedestal wash hand basin, upvc double glazed window, frosted glazing, part tiled walls, radiator.

#### LOUNGE 17'3" x 12'9" (5.26m x 3.91m)



Coved ceiling, upvc double glazed sliding patio doors giving access to garden, stunning Estuary, Mountain and Anglesey views, feature wall mounted electric fire, marble hearth, wall lights, radiator, ornate ceiling rose with light fittings, double doors to:-

#### DINING ROOM 14'0" x 10'9" (4.28m x 3.30m)





Coved ceiling, front aspect upvc double glazed window, TV aerial point, double radiator.

**SITTING/BREAKFAST ROOM 11'8" x 10'9" (3.57m x 3.30m)**



Coved ceiling, upvc double glazed sliding patio doors lead to garden enjoying superb views of Conwy Estuary, mountains and views of Anglesey, radiator with shelf over, ceiling light fitting, glass panelled door into:

**CONSERVATORY 13'8" x 9'6" (4.18m x 2.90m)**



French doors to garden, superb views, ceiling light fan.

**KITCHEN 12'7" x 11'7" (3.84m x 3.54m)**



Coved ceiling, upvc double glazed window with views of The Great Orme, range of wall, base and drawer units, round edged work tops, inset stainless steel sink with mixer tap, space for cooker, integrated fridge.



#### UTILITY

Coved ceiling, stainless steel sink with base unit, plumbing for washing machine, part tiled walls.

A staircase from the Entrance Hall leads to:

#### FIRST FLOOR LANDING

Coved ceiling, access to loft space, built in airing cupboard with shelving and hot water tank.

### PRINCIPAL BEDROOM 23'10" x 11'7" (7.27m x 3.54m)



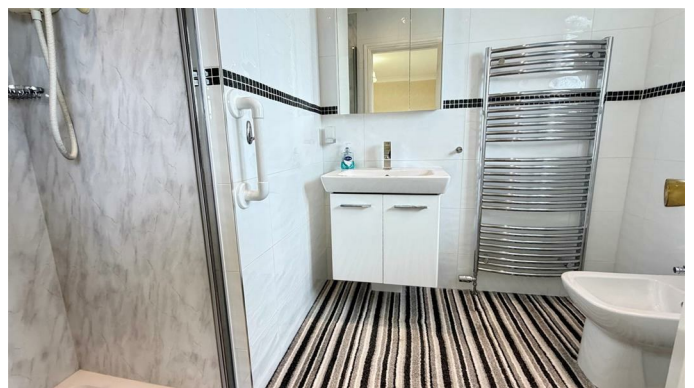
Triple aspect upvc double glazed windows, stunning views from rear and side aspects enjoying Conwy mountains, Estuary and Great Orme views, coved ceiling, ceiling light fittings, range of bedroom furniture comprising of fitted wardrobes, and drawer units, 2 radiators.



### VIEW FROM PRINCIPAL BEDROOM



### 4 PIECE EN-SUITE SHOWER ROOM



Upvc double glazed window, frosted glass, panelled ceiling with inset lights, tiled walls, vanity wash hand basin, low flush WC, bidet, vanity wall unit with light, ladder style radiator, shower with folding glass door, 'Mira' shower.

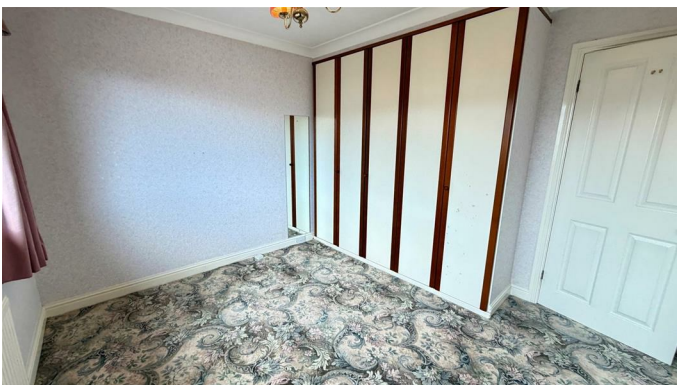
### BEDROOM 2 11'0" x 10'11" (3.36m x 3.34m)



Coved ceilings, upvc double glazed window, rear aspect views of Conwy Estuary, Conwy Mountains, Marina, Anglesey and Puffin Island, radiator, built in wardrobes.



**BEDROOM 3 10'7" x 8'6" (3.24m x 2.61m)**



Coved ceiling, upvc double glazed window, front aspect views of The Vardre, radiator, built in wardrobes.

**VIEW FROM BEDROOM 3**



### 3 PIECE BATHROOM



Panelled ceiling with inset spotlights, upvc double glazed window, frosted glazing, panelled bath with 'Mira' shower over, folding shower screen, vanity wash hand basin and ladder style radiator, low flush WC, vanity wall unit, wall tiling.

### OUTSIDE

#### FRONT GARDEN

Small lawned area.

#### DECORATIVE BRICK PAVED DRIVEWAY

Allowing ample parking for several cars leads to:

#### DOUBLE GARAGE 16'9" x 16'7" (5.11m x 5.06m )

Integral double garage with electric up and over door with light and power, 'Vaillant' central heating boiler, fitted shelving, access to garage roof storage with pull down ladder, upvc double glazed door to rear garden.

#### REAR AND SIDE GARDENS



Paved patios, lawned areas, wealth of plants and shrubs, timber fence.



VIEW FROM GARDEN



TENURE

The property is held on a 'FREEHOLD' tenure.

COUNCIL TAX

Is 'G' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Ground Floor

Approx. 111.9 sq. metres (1204.9 sq. feet)



## First Floor

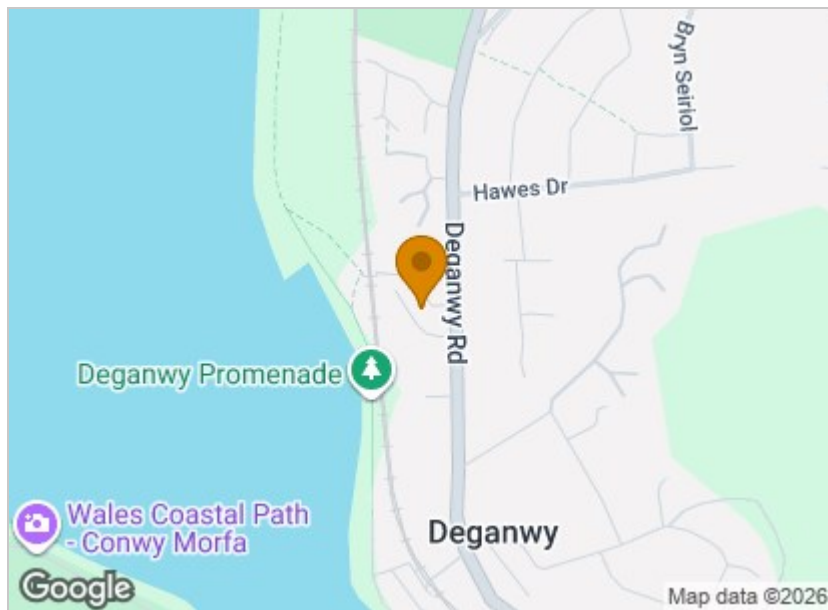
Approx. 65.7 sq. metres (707.2 sq. feet)



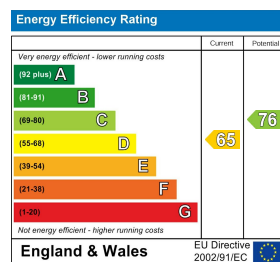
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Total area: approx. 177.6 sq. metres (1912.2 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From the Deganwy Castle Apartments originally The Deganwy Castle Hotel proceed towards Llandudno and Marine Gardens is approximately 300 yards on the left hand side. Ref A939 11/09/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

