



24 Albert Drive
Deganwy LL31 9SP



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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Deganwy LL31 9SP

£435,000

A stunning, beautifully presented family home, extended and remodelled by the current owners, marrying together character features with contemporary finishing. Popular and convenient residential location on the outskirts of Deganwy.

Benefiting from solar panels producing electricity and large garage with workshop.

VIEWING HIGHLY RECOMMENDED

This superb family home occupies a sizeable level plot, set back from the road providing privacy behind gated entrance, high level wall and natural hedging. Stunning home redesigned and extended to provide an impressive rear open plan living area with extensive glazed rear elevations and doors leading onto rear raised decking and garden. Sunny rear aspect enjoying views towards the castle and mountains.

Spacious accommodation with the benefit of uPVC double glazing and central heating, solar panels for electricity, large attached garage, brick paved driveway providing ample parking and turning space. This is a beautiful home in a highly desirable location and an early viewing is essential in order to appreciate the quality of this property.



Location

The property is located in a popular Albert Drive area of Deganwy providing convenient access for transport links including the railway and road infrastructure. The property is within a short distance of Llandudno, Colwyn Bay and Conwy.

The Accommodation Affords
(Approximate measurements only)

Front Entrance Vestibule:

Arched uPVC double glazed door and window; tiled floor; original stained/leaded front door leading to:

Reception Hall:

Feature turn staircase leading off to first floor level; timber effect flooring; radiator with cover; telephone point; picture rail and coving; understairs storage cupboard.

Lounge: 11'9" x 11'8" (3.59m x 3.58m)

Large uPVC curved bay window overlooking front of property, radiator below; timber effect flooring; feature fireplace surround with coal effect gas fire; picture rail; coving; radiator.

From hallway access to:

Large Open-plan rear extended Living Area:
Comprising:

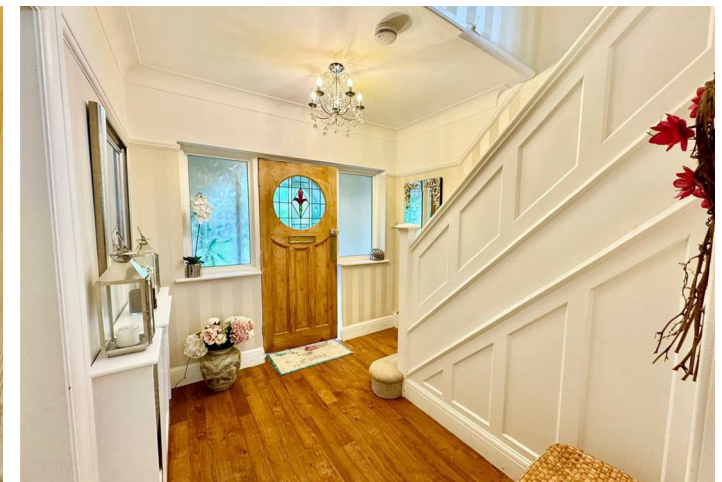
Dining Room: 8'10" x 8'11" (2.7m x 2.74m)
Coved ceiling.

Living Room: 20'10" x 11'6" (6.36m x 3.53m)

Feature brick inglenook style fireplace surround, inset log burning stove; bespoke shelving and TV unit with side plinth and built-in storage cupboards; pigeon hole shelving; inset spotlighting; coved ceiling; picture rail; sliding double glazed patio door leading onto rear decking.

Large Dining Kitchen: 17'8" x 14'11" (5.4m x 4.57m)

Fitted range of base and wall units with complementary worktops; large central island with granite worktops. Large, floor to ceiling glazed window overlooking rear and second sliding doors leading onto decking. Breakfast bar, large skylight canopy glazing above inset porcelain sink; integrated dishwasher and pullout recycling bins; ceramic induction hob, Bosch concealed extractor above; Bosch split-level oven and grill; integrated fridge. Doorway leading through to:



Rear Utility: 7'6" x 6'11" (2.31m x 2.13m)

Base and wall cupboards; tall cupboard; plumbing for automatic washing machine and space for freezer; wall shelving and tiled floor. Door leading to:

Cloakroom:

Low level WC and vanity wash basin, chrome ladder style heated towel rail; wall light; tiled floor.

FIRST FLOOR

Spacious Landing:

uPVC double glazed window overlooking side elevation.

Bedroom No 1: 10'5" x 11'9" (3.2m x 3.6m)

uPVC double glazed bay window overlooking front with views; double panelled radiator; picture rail. Built-in recessed wardrobes and drawer unit; TV point.

Bedroom No 2: 12'10" x 10'7" (3.93m x 3.23m)

uPVC double glazed window overlooking rear enjoying views towards the mountains and castle; double panelled radiator; built-in wardrobe to recessed alcoves; picture rail.

Bedroom No 3: 8'2" x 8'10" (2.5m x 2.71m)

Double panelled radiator; picture rail; uPVC double glazed window overlooking front.

Spacious Bathroom: 9'4" x 8'10" (2.87m x 2.7m)

Comprising panelled bath with shower above, curved shower screen, vanity wash basin with mirror and light above, low level WC; wall mounted drawer unit; built-in linen and store cupboard; fully tiled walls and floor, under floor heating; ladder style heated towel rail.

Outside:

The property stands in a superb level plot, has attractive brick paved driveway leading to car parking and turning area; established front garden with grass and shrubs. Timber gate providing gated entrance to the property. Established hedges providing privacy. Enclosed back garden mainly laid to grass with raised decking and children's play area.



Large Attached Double Garage & Workshop Area:
30'11" x 17'2" (9.44m x 5.25m)

Automatic roller shutter doors. Substantial garage and could also provide workshop if requires. In addition to the garage there is the former single garage located at the rear (5.7m x 3m) and a storeroom (3m x 1.6m) power and light connected. Solar panels which are located on the rear roof pitch of the property.

Services:

Mains water, electricity, gas and drainage. Solar panels.

Council Tax Band:

Conwy County Borough Council tax band 'F'.

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

Directions:

From the agents office proceed over the Conwy bridge towards Llandudno Junction, take first left signposted Deganwy and then first right towards St Georges Drive and Albert Drive, bear left into Albert Drive, after the sharp right turning the property will be viewed half way up on the right hand side.

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



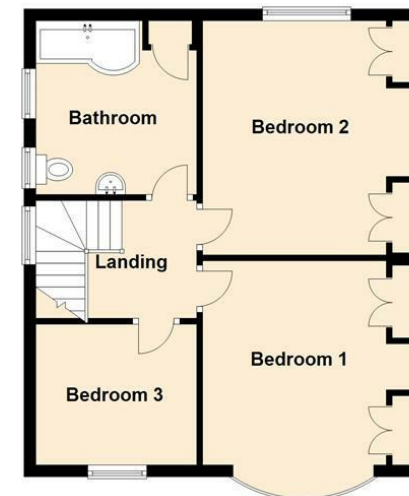
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

Ground Floor



First Floor



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