



## Tan Y Marian York Road

Deganwy LL31 9PX

£325,000

This spacious and versatile mid terrace home was built, and has remained in the same Family for over 100 years. Once used to house the "Bantam Soldiers" during the First World War. Arranged over three floors, The property enjoys easy reach of Deganwy village amenities, the promenade, train station, A55 Expressway, and scenic seafront walks.

Tenure: Freehold - EPC: TBA - Council Tax: F

Accommodation briefly comprises: reception hall, a bright and welcoming lounge, dining room, breakfast room and kitchen. The first floor offers three bedrooms (one currently used as a second lounge) and a family shower room and separate w.c., whilst the top floor features a further three bedrooms. The property benefits from uPVC double glazing and gas central heating. There is private parking directly in front of the property. To the front is a easily maintained garden and to the rear a courtyard seating area with two storage sheds.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

Located in a prime residential setting within walking distance of the village centre with a selection of restaurants, shops and bar, seafront promenade, Deganwy Marina, and railway links, The property lies within easy reach of the nearby towns of Conwy and Llandudno, offering a wide range of amenities.

Accommodation Affords:  
(approximate measurements only)

UPVC Double Glazed Door Leading To:  
Front Porch.

Front Porch:  
With original tiled flooring; decorative pine wooden door leading into:

Reception Hallway:  
21'11" x 6'11" (6.7m x 2.13m)  
Original tiled flooring; dado rail; coved ceiling;  
under stairs storage area; radiator.

Sitting Room:  
13'11" x 13'4" (4.25m x 4.08m )  
Upvc bay window; double radiator; coved ceiling;  
picture rail; feature fireplace surround.



### Dining Room:

12'0" x 11'11" (3.68m x 3.64m )

Upvc double glazed window; radiator; alcove shelving; plate rack;



### Breakfast Room:

13'8" x 9'6" (4.19m x 2.92m )

Pine fireplace surround with inset decorative tiling with slate hearth; original built in cupboards; UPVC double glazing; quarry original tiled flooring; radiator;

### Kitchen:

8'7" x 7'11" (2.63m x 2.43m )

Range of base and wall units with complementary work tops; space for cooker; 1 1/2 inset stainless steel sink unit; space for undercounter fridge; extractor hood; UPVC double glazed window; original tiled flooring; UPVC double glazed door going to rear courtyard garden with views going up towards the vardre;



### Turned Staircase With Half Landing:

Stairs leading off to the left and to the right. UPVC double glazed window with views over to the Vardre.

### Bathroom:

9'8" x 4'7" (2.95m x 1.41m )

Shower cubicle with shower fitment; wash hand basin; radiator; UPVC double glazed window;

### Separate Toilet:

4'6" 3'4" (1.39m 1.02m )

Low flush w.c; UPVC double glazed window.

### Utility Room:

4'5" x 8'1" (1.37m x 2.47m )

Plumbing for automatic washing machine; UPVC double glazed window; airing cupboard with cylinder tank.



### First Floor Level;

Landing with radiator.

### Bedroom 1:

12'7" x 12'4" (3.84m x 3.76m )

UPVC double glazed window; radiator; range of built in wardrobes; and cupboards;

### Bedroom 2:

17'5" x 11'4" (5.33m x 3.47m )

Currently used as a second lounge: UPVC double glazed window with distant views over to Conwy golf club and the river and mountain; feature fireplace surround; picture rail; coved ceiling; radiator.

### Bedroom 3:

8'1" m x 10'4" (2.47 m x 3.15m )

UPVC double glazed window; radiator; feature fireplace surround;

**Bedroom 4:**

12'6" x 12'7" (3.83m x 3.86m )

UPVC double glazed window with views to the Vardre; radiator; decorative original feature fireplace;

**Bedroom 5:**

9'11" x 13'10" (3.04m x 4.24m )

UPVC double glazed window; radiator.

**Bedroom 6:**

13'9" x 9'8" (4.21m x 2.95m )

UPVC double glazed window; feature cast fire surround; radiator.

**Outside:**

Rear Courtyard area with a access gate; 2 garden storage rooms. To front courtyard area with flagged paved decorative patio. and gate leading to driveway parking.

**Services:**

Mains electricity, gas, water and drainage connected to the property.

**Council Tax Band:**

Conwy County Borough Council tax band

**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](mailto:conwy@iwanmwilliams.co.uk)

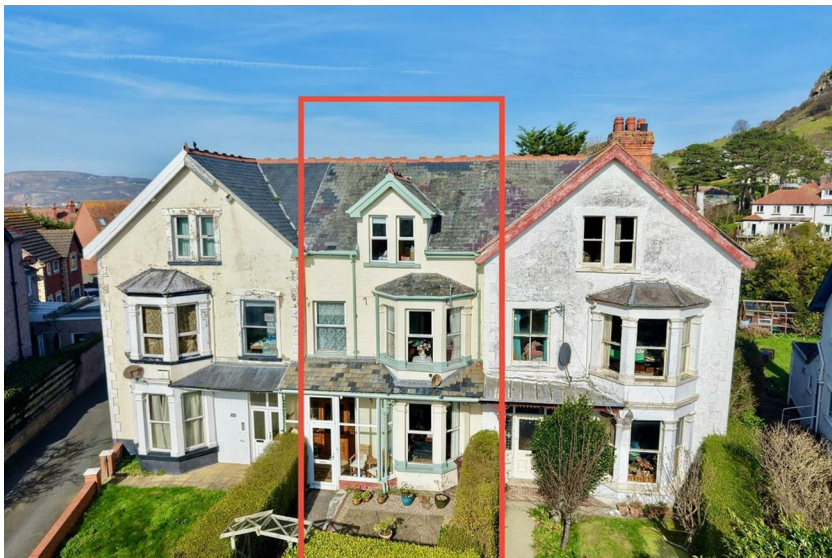
**Proof of Identity:**

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.

**Directions:**

Proceed through the village of Deganwy towards Llandudno, pass the parade of shops on the right hand side, take a first right into York Road and continue to where the road turns sharply to the right, Tan y Marian will be seen on the left hand side.



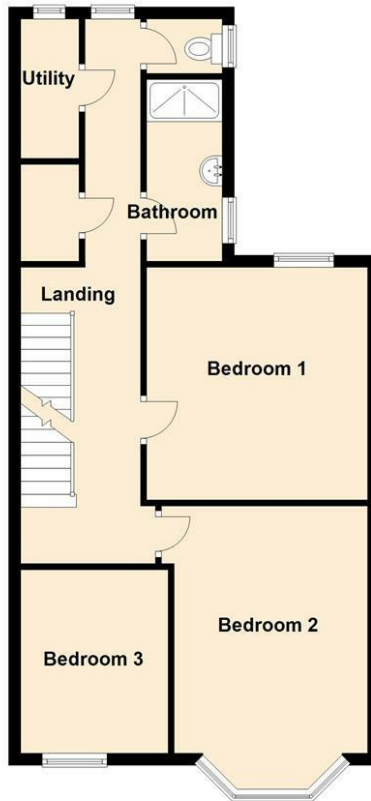


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

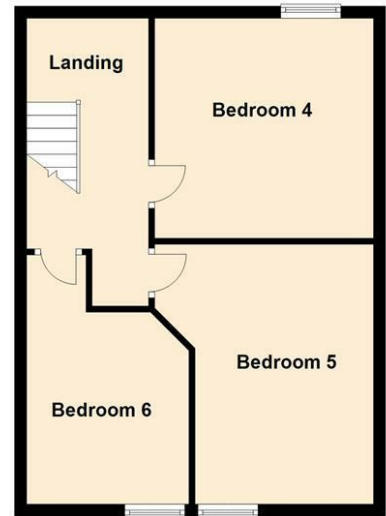
Ground Floor



First Floor



Second Floor



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 opinion must be treated as given on the same basis as these particulars.

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