

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

11 Maes Y Coed, Deganwy, Conwy, LL31 9NQ



No Onward Chain £348,000

 3  2  2  D

www.bdahomesales.co.uk

THIS LOVELY SPACIOUS AND EXTENDED DETACHED 3 BEDROOM FAMILY SIZED HOME is situated in a cul de sac within ½ a mile of the Co-op mini-market, Deganwy Primary School, Castle View Public House/Restaurant and a mile of local restaurants and shops in Deganwy Village, Deganwy Beach, Marina and local railway station. Close to the link road leading to the A55 expressway, approximately two miles from Llandudno.

The accommodation briefly comprises:- hall; two piece cloakroom; open plan lounge and dining area; kitchen; breakfast/sun room; first floor landing; principal bedroom with en-suite three piece shower room; two further bedrooms and a four piece bathroom including a bidet. The property features gas fired central heating and upvc double glazed windows. Outside easily maintained gardens to the front and rear; driveway for off road parking leads to a double garage.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

CANOPIED ENTRANCE

Double Glazed FRONT DOOR to:-

ENTRANCE HALL



Telephone point, double radiator.

2 PIECE CLOAKROOM



Pedestal wash hand basin, low flush wc, laminate flooring, mirror fronted cabinet, wall tiling, upvc double glazed window.

LOUNGE/DINING ROOM



LOUNGE 18'10" x 14'11" (5.75m x 4.55m)



Fire surround with marble back and hearth, display mantle, inset pebble gas fire, tv point.

DUAL ASPECT DINING AREA 13'4" x 9'10" (4.08m x 3.01m)



Coving, double radiator, upvc double glazed windows and upvc double glazed sliding patio door to rear garden.

KITCHEN 12'3" x 11'6" (3.74m x 3.52m)



Extensively fitted range of oak fronted base, wall and drawer units with round edge work tops, incorporating double drainer sink unit with mixer taps, space for cooker, cooker hood over, plumbing for a dishwasher, pull out cutlery shelf, integrated fridge, wall tiling, tile effect flooring, wall mounted 'Worcester' central heating and hot water boiler, double radiator, upvc double glazed window and double glazed door to rear garden.

Opening through to:-

BREAKFAST/MORNING/SUN ROOM 11'10" x 8'3" (3.63m x 2.54m)



Coving, double radiator, upvc double glazed sliding patio doors to rear garden, integral door to garage.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Upvc double glazed windows with deep display sill, airing cupboard with slatted shelving.

DUAL ASPECT BEDROOM 1 13'6" x 9'3" (4.14m x 2.84m)





Access to roof space, radiator, dual aspect upvc double glazed windows.

VIEW FROM BEDROOM 1



EN-SUITE 3 PIECE SHOWER ROOM



Coloured suite comprising tiled shower stall with 'Mira' shower, pedestal wash hand basin, close coupled wc, display shelving, upvc double glazed windows.

DUAL ASPECT BEDROOM 2 13'7" x 9'4" (4.16m x 2.85m)



Radiator, dual aspect upvc double glazed windows to rear and side, distant hillside views.

BEDROOM 3 9'3" x 6'11" (2.83m x 2.11m)



Including built in wardrobes, top cupboards, dressing table, radiator, upvc double glazed window to front with deep display sill.

TILED 4 PIECE BATHROOM



Coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled w.c., bidet, mirror fronted cabinet, display shelf, towel rail, wall mounted electric heater, double radiator, upvc double glazed window.

OUTSIDE

FRONT GARDEN

With lawn, shrubs, decorative chippings, hedging.

DOUBLE WIDTH DRIVEWAY

provides off street parking which leads to:-

DOUBLE GARAGE 17'10" x 17'5" (5.46m x 5.33m)



Brick built with twin up and over door, light, power and water connected, gas and electric meters, plumbing for washing machine and space for drier, integral door to breakfast/sun room.

ENCLOSED LANDSCAPED REAR GARDEN



PAVED PATIO



With decorative chippings, shrubs, seating areas.

TENURE

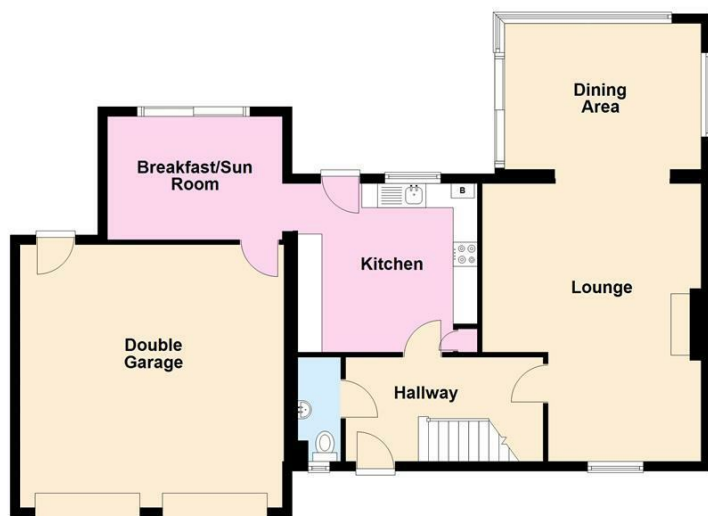
The property is held on a FREEHOLD tenure.

COUNCIL TAX

Is 'F' as obtained from www.conwy.gov.uk

Ground Floor

Approx. 102.4 sq. metres (1102.7 sq. feet)



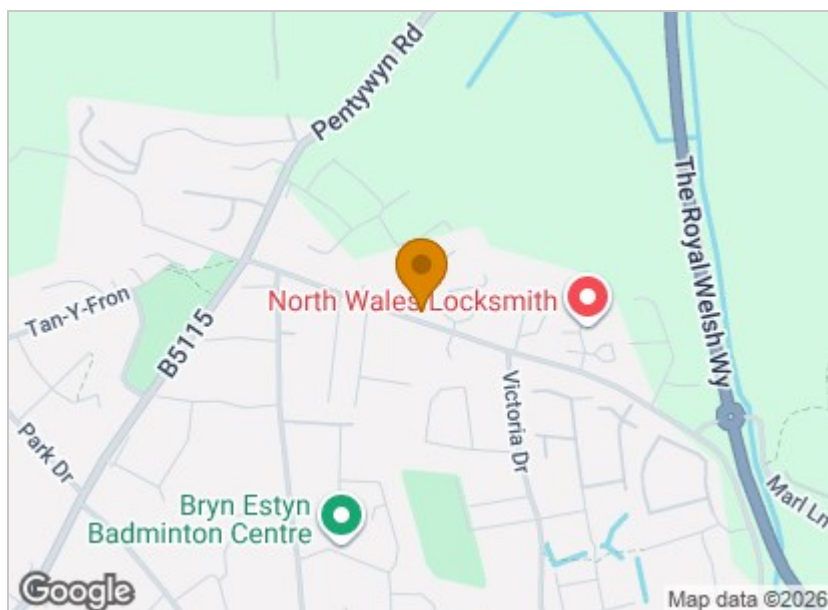
First Floor

Approx. 48.0 sq. metres (516.5 sq. feet)

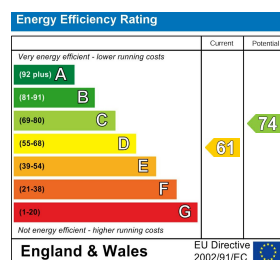


Total area: approx. 150.4 sq. metres (1619.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

Proceed south from our Llandudno Office on the A470, at the second roundabout take the B5115 and continue south for about 2 miles and after passing High Pastures Nursing Home on your right turn left onto Marl Lane, take 2nd turning left into Maes y Coed, continue round to the left and the property is on the left. Ref A858 31/03/26 REV 29/05/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: 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.