



17 Maelgwyn Drive

Deganwy Conwy LL31 9UY

£295,000

Spacious three bedroom semi detached family home situated in a sought-after residential area of Deganwy, within walking distance of Conwy town, the railway station, and local amenities including a supermarket. Please note the property is suitable for further development into the roof space for a further bedroom subject to necessary planning permission.

Tenure: Freehold- EPC: D - Council Tax: C

This semi detached home offers spacious and practical accommodation, benefiting from gas central heating and double glazing. The property occupies a generous plot with driveway providing ample off-road parking with large storage shed at the rear. Accommodations affords: lounge, large fitted dining kitchen, family room, cloakroom, lounge. Upstairs offers bedroom 1, bedroom 2 bedroom 3, shower room and family bathroom. Excellent opportunity for those seeking a home in a convenient and desirable location, ideal for primary schools, commuting and for access to the coast and surrounding countryside.



Tel: 01492 555500
<https://www.iwanmwilliams.co.uk>



Location

The property is located in a popular setting within Deganwy village which has a range of shops, restaurants, beach and promenade. Ideally located for easy access to Conwy Town Centre, Llandudno and the A55.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

Composite front door leading into Reception Hall, tiled flooring, radiator, door leading into Dining Kitchen.

Dining Kitchen

22'11" x 12'4" (6.99 x 3.76)

Fitted with a range of base and wall units with complimentary work surfaces over, inset sink unit, cooker range with extractor over, plumbing for washing machine, tiled flooring, inset spotlighting, uPVC double glazed bay window, contemporary upright wall mounted radiator, cupboard housing gas central heating boiler, understairs storage area.

Family Room

17'7" x 13'7" (5.38 x 4.16)

uPVC double glazed bi-fold doors leading to rear garden, radiator, uPVC double glazed window with views towards The Vardre, uPVC double glazed rear door.

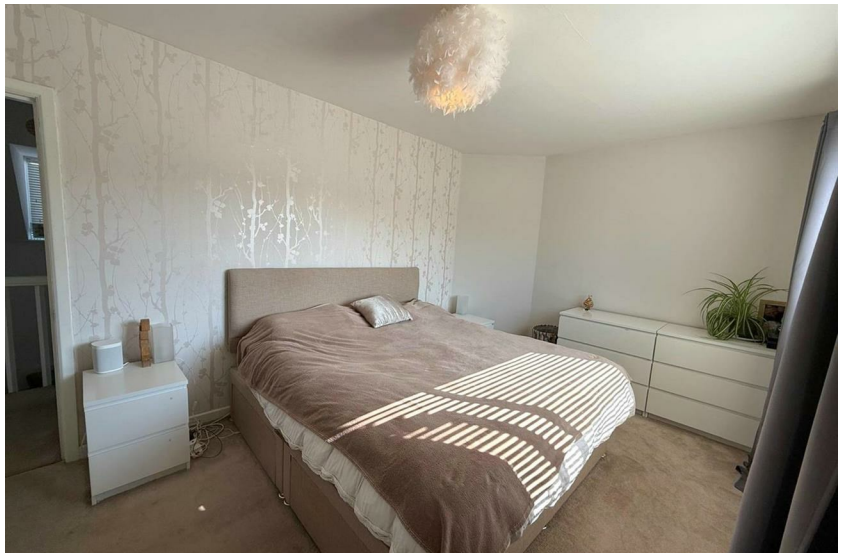
Inner Hall

Storage room.

Cloak Room

3'10" x 3'10" (1.19 x 1.18)

Low flush w.c. vanity unit with inset sink unit, contemporary style towel rail, storage cupboard.



Lounge

11'2" x 17'2" (3.42 x 5.24)

Feature fire surround with slate and wood burner stove, coved ceiling, radiator, uPVC double glazed window to front elevation.

First Floor

Turned staircase, half landing, uPVC double glazed window, access to loft.

Bedroom 1

11'6" x 9'6" (3.53 x 2.90)

Radiator, uPVC double glazed window to rear elevation.

Bedroom 2

16'0" x 9'6" (4.88 x 2.91)

uPVC double glazed window to front elevation, radiator, range of built-in wardrobes.

Bedroom 3

11'4" x 10'9" (3.46 x 3.28)

uPVC double glazed window to front elevation, radiator.

Family Bathroom

11'3" x 5'10" (3.44 x 1.80)

Panelled bath with shower fitment over, low flush w.c. vanity unit with feature sink bowl, contemporary towel rail, inset spotlighting, uPVC double glazed window.

Outside

Front driveway parking for approximately 3 vehicles. Rear garden is laid to lawn with flagged patio seating areas, large storage shed and car port. Driveable access to rear parking area. Distant views to Conwy Mountains and The Vardre.

Services

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

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

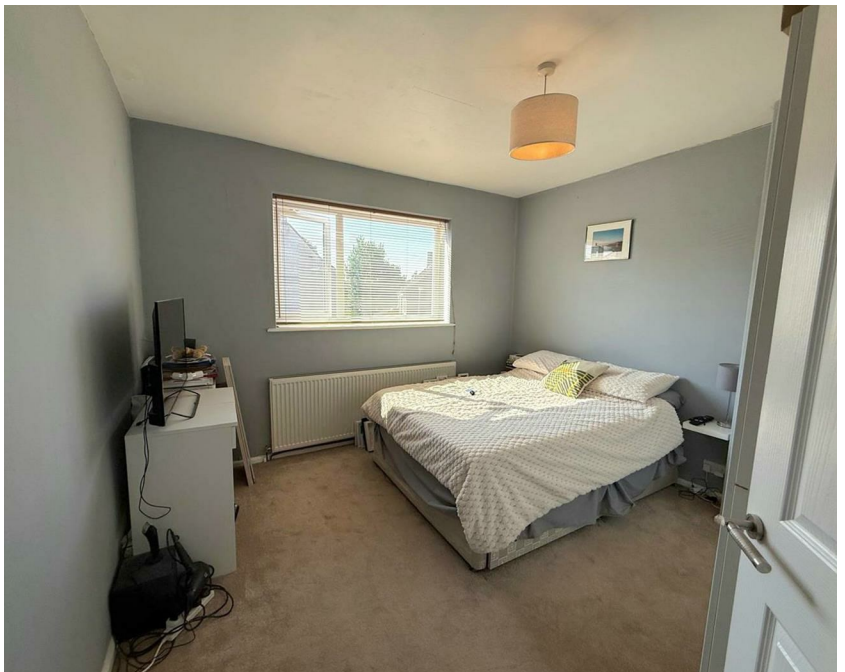
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport 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.

Council Tax Band:

Conwy County Borough Council tax band C

Directions

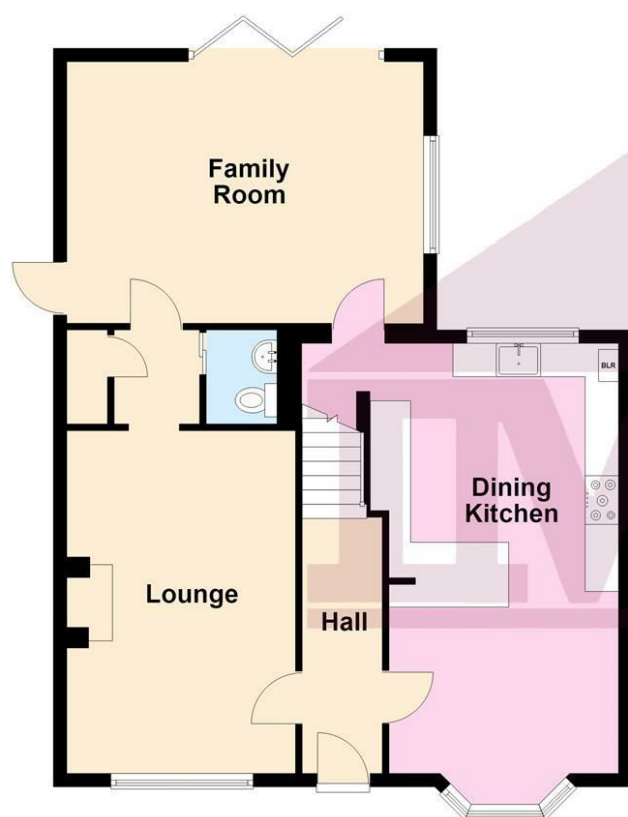
From our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Turn right onto Pentywyn Road, at the brow of the hill turn left onto Park Drive and first left into Maelgwyn Drive and the property will be viewed on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

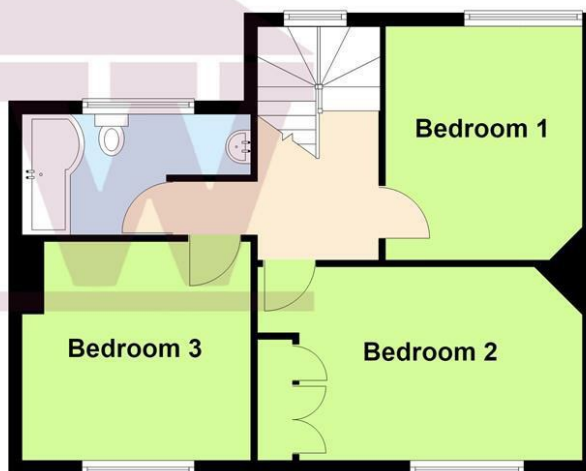
Ground Floor

Approx. 76.5 sq. metres (823.9 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



Total area: approx. 126.6 sq. metres (1362.2 sq. feet)

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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