



19 St. Georges Drive Conwy LL31 9PP £399,995

A spacious and light well-presented three bedroom 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.

Tenure: Freehold - EPC: D - Council Tax D

VIEWING HIGHLY RECOMMENDED

This well-presented home offers light, spacious and practical accommodation, benefiting from gas central heating and double glazing throughout. The property occupies a generous plot with a block-paved driveway providing ample off-road parking, and a good sized enclosed rear garden mainly laid to lawn and patio. Accommodations affords: lounge, conservatory, fitted dining kitchen, bedroom 1, bedroom 2 bedroom 3, family shower room. This property offers an excellent opportunity for those seeking a modern home in a convenient and desirable location, ideal for commuting and for access to the coast and surrounding countryside.

Viewing Highly Recommended



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



Location

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

12'3" x 9'0" (3.74m x 2.75m)

uPVC front door leading into Entrance Porch, tiled flooring, uPVC part glazed door leading into Hallway, staircase leading to first floor level, radiator.

Cloak Room

Low flush w.c.

Dining Kitchen

20'4" x 9'0" (6.20m x 2.76m)

Range of base and wall units with granite worktop over, inset stainless steel sink unit, four ring gas hob, double oven, tiled walls, uPVC double glazed window overlooking rear garden, tiled flooring, radiator.

Lounge

10'11" x 22'4" (3.34m x 6.81m)

uPVC double glazed bay window with views towards Conwy Castle and over the allotment, feature fire surround, picture rail, radiator, uPVC double glazed patio doors leading into Conservatory.



Conservatory

11'5" x 10'7" (3.48m x 3.25m)

uPVC double glazed patio doors leading to rear garden, tiled flooring.

First Floor Landing

Access to attic, half landing with uPVC double glazed window.

Bedroom 1

12'7" x 8'10" (3.84m x 2.70m)

uPVC double glazed bay window overlooking the allotments and towards Conwy Castle, range of fitted wardrobes and cupboards, radiator.

Bedroom 2

10'9" x 11'1" (3.30m x 3.39m)

uPVC double glazed window overlooking rear garden, original fire surround, radiator, picture rail, built-in wardrobes.

Bedroom 3

9'0" x 7'1" (2.76m x 2.17m)

uPVC double glazed window, built-in cupboard, picture rail, radiator.

Shower Room

8'11" x 5'8" (2.74m x 1.74m)

Large shower tray with glazed panel and shower fitment over, wash handbasin, tiled flooring, tiled walls, uPVC double glazed window, wall mounted towel rail, built-in cupboard.

Separate w.c.

5'6" 2'8" (1.70m 0.82m)

Low flush w.c. uPVC double glazed window, tiled walls, tiled flooring.

Outside

Front garden laid to lawn with ample driveway parking, rear garden laid to patio area with lawned area.

Garage

20'0" x 10'2" (6.10m x 3.10m)

With power and light.

Council Tax Band:

Conwy County Borough Council tax band D

Services

Mains water, gas, electricity, and drainage 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.

Directions

Proceed from Conwy to the roundabout by the Lidl store, take a left towards Llandudno and immediately right towards Albert Drive and immediate right again once entering Albert Drive into St Georges Drive and turn immediate left and number 19 will be viewed around the corner of the allotments on your right hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floorplan To Follow

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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