

**Bryan Davies
+ Associates**

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**AUCTIONEERS
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**Morafon, 68 Deganwy Road, Deganwy, Conwy, LL31
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No Onward Chain £650,000



www.bdahomesales.co.uk

THIS SPACIOUS DETACHED THREE BEDROOM FAMILY SIZED RESIDENCE has panoramic views from the front elevation towards the Snowdonia Range, Isle of Anglesey, Conwy Estuary and Great Orme's Head, in a sought after location within a ¼ of a mile of Deganwy Village shops, access to the beach and two miles from Llandudno.

The accommodation briefly comprises:- front door to sun lounge; French doors to the front garden; reception hall; two piece cloakroom; through lounge; separate dining room; kitchen/breakfast room; first floor landing; principal bedroom with en-suite three piece shower room; two further double sized bedrooms and a modern tiled four piece family bathroom including separate shower stall. The property features gas fired central heating and upvc double glazed windows. Outside - landscaped gardens to the front and rear; drive for off road parking for several cars leads to an integral single car garage.

The accommodation comprises:

Side aspect upvc double glazed door to:

SUN LOUNGE 20'0" x 9'1" (6.10m x 2.77m)



Two wall light points, two electric heaters, solid wood flooring, upvc double glazed windows and double opening upvc doors to front garden and views.



Inner glazed front door and side light to:

RECEPTION HALL

Double radiator.

2 PIECE CLOAKROOM



Comprising wash hand basin with mixer taps and tiled splashback, close coupled w.c., storage area, radiator, wood flooring, upvc double glazed window.

THROUGH LOUNGE 23'1" x 13'0" (7.04m x 3.98m)



With 'Minster' fireplace with coal effect gas fire and display mantle, three wall lights, display recess with shelving, built-in storage cupboard with mini bar, decorative coving, two double radiators, double glazed aluminium sliding doors to Sun Lounge.

DINING ROOM 12'11" x 10'10" plus bay window (3.94m x 3.32m plus bay window)



Built-in book shelving, double radiator, upvc double glazed window to front with views.

KITCHEN 20'9" x 9'6" maximum overall (6.35m x 2.91m maximum overall)



Including extensive range of fitted maple effect base, wall, drawer and glass fronted units incorporating wood effect worktops, under unit lighting, inset stainless steel sink unit with mixer tap, integrated electric double 'Neff' oven, four ring ceramic hob and stainless steel cooker canopy over, 'AEG' dishwasher, space for fridge/freezer, decorative wall tiling, double radiator, wood flooring, upvc double glazed door to rear garden, integral door to garage.



A staircase from the Reception Hall leads to:

FIRST FLOOR LANDING



Walk-in storage room with shelving, light and upvc double glazed window, access to roof space via pull-down ladder, double radiator, upvc double glazed window.

DOUBLE ASPECT PRINCIPAL BEDROOM 13'1" x 9'10" (3.99m x 3.00m)



Including full length fitted wardrobes with mirrors, drawers, hanging rails and shelving, radiator, upvc double glazed windows with views.



VIEWS FROM PRINCIPAL BEDROOM



TILED EN-SUITE 3 PIECE SHOWER ROOM



Modern suite comprising corner shower stall with mains 'Grohe' shower, vanity wash hand basin, close coupled w.c., cabinet and mirror with lighting, ladder style towel rail, recessed downlighters, tiled floor, upvc double glazed window with views.

DOUBLE ASPECT BEDROOM 2 15'1" x 10'10" (4.62m x 3.31m)



Into upvc double glazed bay window with open views to the front, display shelving, radiator.

DOUBLE ASPECT BEDROOM 3 13'0" x 10'11" (3.98m x 3.33m)



Radiator, upvc double glazed windows to rear and side.

RE-FITTED TILED 4 PIECE BATHROOM



White suite comprising tiled bath, corner shower with 'Triton' shower, pedestal wash hand basin with mixer tap, display shelving, mirror and lights, towel rail, close coupled w.c., extractor, radiator, decorative porcelain glazed tiles to floor and walls.



OUTSIDE

LANDSCAPED FRONT GARDEN



With lawns, well stocked flower beds, shrubs, trees.

DOUBLE WIDTH TARMACADAM DRIVEWAY

Provides off street parking for several cars leading to:

INTEGRAL SINGLE CAR GARAGE 16'11" x 8'11" (5.18m x 2.74m)

Power and light, gas and electric meters, up and over door, 'Vaillant' gas fired central heating and hot water boiler, plumbing for automatic washing machine, integral door to kitchen.

REAR GARDEN

Split level with lawns, flower beds, shrubs, patio area, summer house.



PATIO AREA



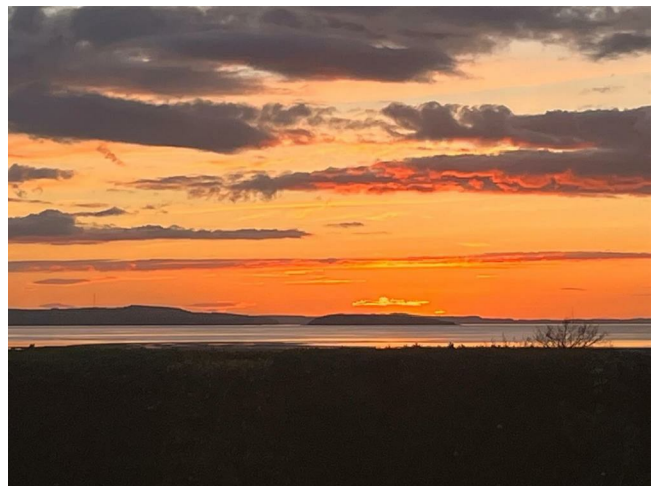
TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

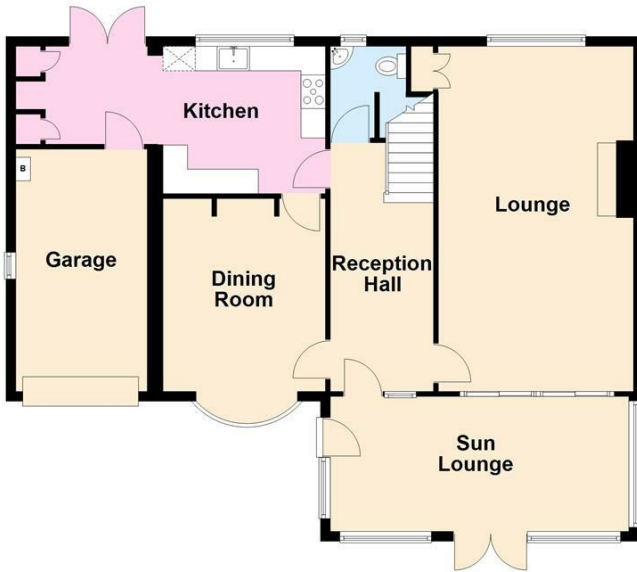
Is 'F' obtained from www.conwy.gov.uk

VIEW OF SUNSET FROM MORAFON



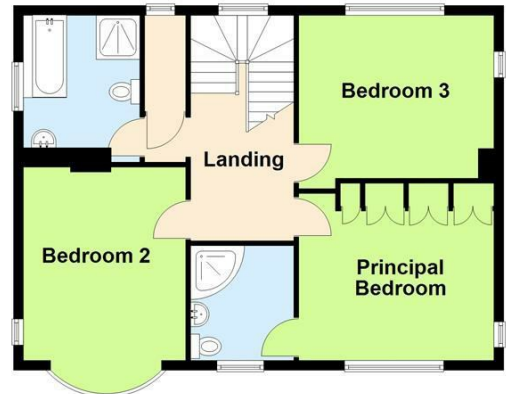
Ground Floor

Approx. 107.4 sq. metres (1156.1 sq. feet)



First Floor

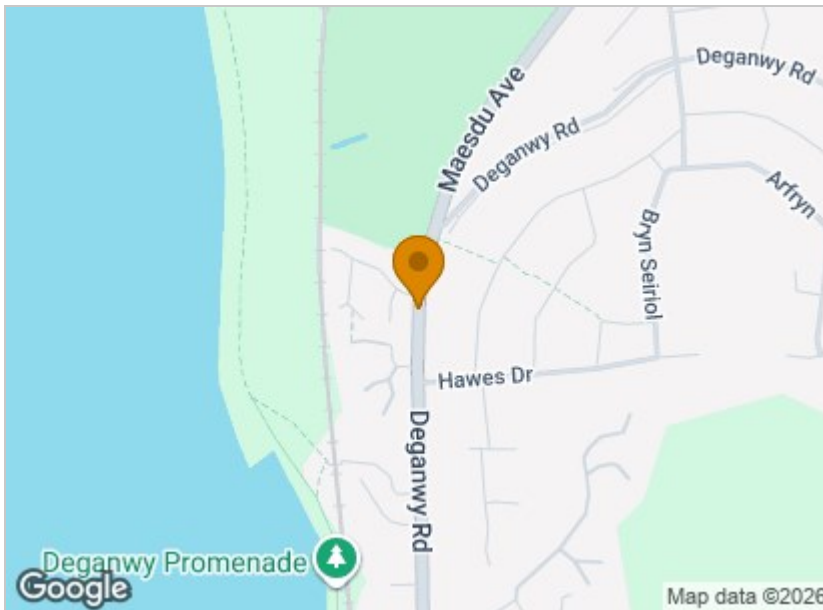
Approx. 68.0 sq. metres (732.2 sq. feet)



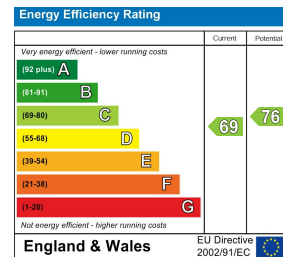
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Total area: approx. 175.4 sq. metres (1888.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From The Moorings in Deganwy Village (previously Deganwy Castle Hotel) head towards Llandudno and the property can be found on the right hand side approximately 200 yards past Deganwy Beach development. A683 08/06/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

