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16 Marine Gardens, Deganwy, Conwy, LL31 9DR



£450,000



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THIS SPACIOUS FOUR BEDROOM DETACHED EXECUTIVE RESIDENCE was built by the renowned local builder Les Jones in the late 80's. Within easy walking distance of Deganwy Village with its Shops Restaurants, Beach, Deganwy Quay and Marina. Approximately 2½ miles from Llandudno. The accommodation briefly comprises:- porch; reception hall; 2-piece cloakroom; lounge; separate dining room; good sized kitchen/breakfast room; separate utility room; first floor landing; principal bedroom with en-suite 3-piece shower room; 3 further good sized bedrooms and family bathroom. The property features gas fired central heating, double glazed windows in hardwood frames and there is a lift from the lounge leading to the principal bedroom. Outside - easily maintained and landscaped gardens to the front side and rear with plenty of privacy in the rear garden which is westerly facing. There are views from the first floor towards the Estuary, Anglesey, Conwy Mountains and the Great Orme.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

FRONT DOOR TO:

PORCH

Tiled floor, coving, display shelf, inner glazed door to:-

ENTRANCE HALL

Coving, wall light point, radiator.

2-PIECE CLOAKROOM



Pedestal wash hand basin, close coupled w.c, tiled floor, ladder style towel rail, display shelf, double glazed window.

LOUNGE 16'4" x 14'4" maximum overall (4.99m x 4.37m maximum overall)



Inset electric log effect 'Living Flame' fire, t.v point, coving, 2 radiators, display shelving, upvc double glazed sliding door to rear garden, lift to the First Floor Principal Bedroom.

Double opening doors to:-

DINING ROOM 12'0" x 9'2" (3.66m x 2.80m)



Plus double glazed box bay window with display sills (to front), coving, radiator.

DOUBLE ASPECT KITCHEN/BREAKFAST ROOM 18'3" x 12'11" max overall (5.58m x 3.96m max overall)



Fitted range of base, wall and drawer units with round edge worktops with matching breakfast bar, incorporating 1½ bowl sink unit and mixer tap, integrated double electric 'Neff' oven, 'Bosch' dishwasher, larder fridge, tile effect, 'Karndean' flooring, wall tiling, under unit lighting, understairs pantry with shelving, double glazed windows and upvc double glazed sliding doors to rear garden.

UTILITY ROOM 9'3" x 6'4" (2.84m x 1.95m)

Fitted base and wall units, round edge worktops, inset 1½ bowl sink unit, plumbing for a washing machine, wall and floor tiling, side aspect double glazed window. Integral door to garage, radiator.

A staircase from the Entrance Hall leads to the:-

FIRST FLOOR LANDING



Access to roof space, airing cupboard housing hot water tank and shelving.

PRINCIPAL BEDROOM 13'10" x 13'1" (4.23m x 4.00m)



Including built-in wardrobes with mirror fronted sliding doors, hanging rails and shelving, coving, double radiator, lift to Lounge, double glazed window to the rear with Estuary and Conwy Mountain views.

VIEW FROM PRINCIPAL BEDROOM



EN-SUITE 3-PIECE SHOWER ROOM



Shower cubicle with mains shower, vanity wash hand basin, close coupled w.c, ladder style towel rail, wall tiling, laminate flooring, double glazed window.

BEDROOM 2 12'8" x 9'9" (3.87m x 2.98m)



Coving, radiator, double glazed window to the front.

VIEW FROM BEDROOM 2



BEDROOM 3/OFFICE 11'7" x 10'0" (3.55m x 3.05m)



Plus mirror fronted wardrobes, radiator, double aspect double glazed windows to rear and side with view.

BEDROOM 4 11'10" x 7'0" (3.62m x 2.15m)

Radiator, double aspect double glazed window to the front and side, views.

3 PIECE TILED BATHROOM



Coloured suite comprising panel bath with 'Mira' shower over and side screen, pedestal wash hand basin, close coupled w.c., radiator, display shelf, double glazed window.

OUTSIDE

FRONT GARDEN



Landscaped with raised flower beds, shrubs, decorative chippings, blocked paved patio, seating area.

Side gated access to:

TARMACADAM DRIVEWAY

provides off street parking for three cars and leads to:

DOUBLE GARAGE 17'5" x 17'2" maximum overall (5.33m x 5.25m maximum overall)

With twin automatic up and over doors, electric car charger, light and power connected, gas meter, cupboard housing wall mounted 'Vaillant' gas fired conventional central heating and hot water boiler, electric meter, shelving and light, door to rear.

WALLED REAR GARDEN



With block paved areas, pavings, patio/seating areas, decorative chippings, shrubs, trees, side gated access.

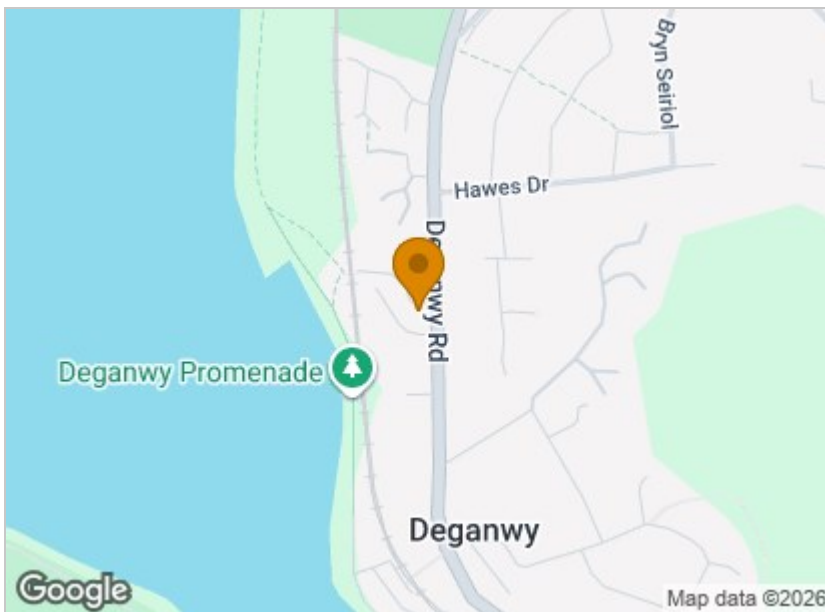
TENURE - FREEHOLD

COUNCIL TAX BAND

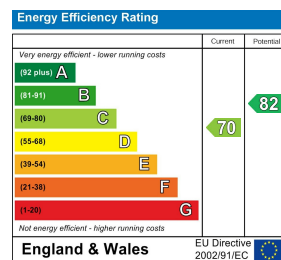
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Area Map



Energy Efficiency Graph



Directions

From The Mooring (previously The Deganwy Castle Hotel) proceed towards Llandudno and Marine Gardens is within 400 yards on your left hand side, turn into Marine Gardens then immediately right into No. 16. REF: A885 14/04/26

We will be pleased to arrange a viewing of this Home

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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.

