



## 89 St. Georges Drive

Conwy LL31 9PU

£329,950

A beautifully presented three bedroom semi detached family home situated at the end of a quiet cul-de-sac 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 : C - Council Tax - N/A

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 with a summerhouse, raised decked area and patio.

The layout comprises an entrance hall, lounge/dining room with patio doors leading to the rear garden, modern fitted kitchen. Upstairs there are three bedrooms and a 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.



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:

13'2" x 6'1" (4.02m x 1.86m)

uPVC double glazed door to Reception Hall with two side uPVC double glazed windows, radiator, built-in understairs cupboards, cupboard housing electric meters.



### Lounge / Dining Room:

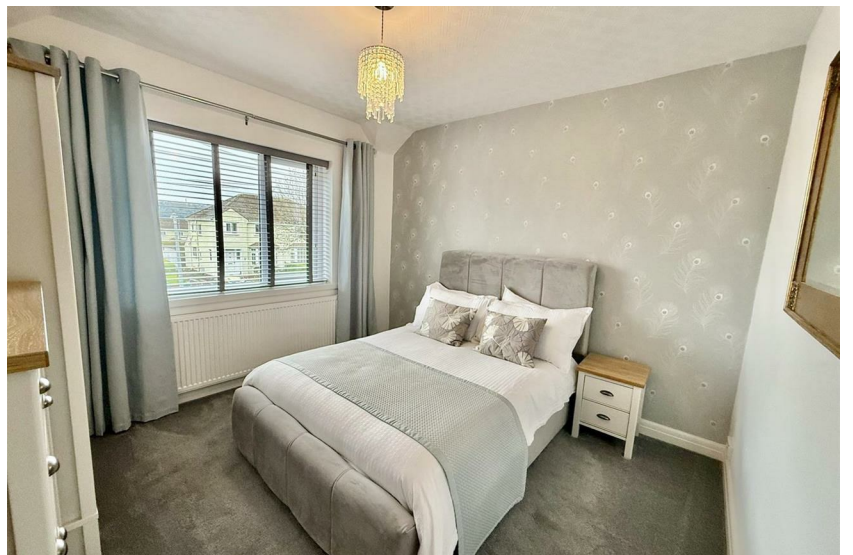
23'11" x 11'0" (7.31m x 3.37m)

uPVC double glazed bay window, uPVC patio doors leading onto rear garden, two radiators, wood burning stove.

### Dining / Kitchen:

14'11" x 10'9" (4.56m x 3.29m)

Fitted range of base and wall units with work surface over, stainless steel sink unit, integrated 'Hoover' washing machine, integrated 'Bosch' dishwasher, five ring 'Hoover' induction hob with glass splashback, contemporary 'Hoover' extractor over. Two uPVC double glazed windows, island unit, radiator, uPVC double glazed doors leading to rear garden, Velux style window.



### First Floor Landing:

Access to loft, uPVC double glazed window.

### Bedroom 1:

11'1" x 9'10" (excluding wardrobes) (3.40m x 3.00m (excluding wardrobes))

Fitted with a range of wardrobes, uPVC double glazed window overlooking rear garden, radiator.

### Bedroom 2:

10'7" x 11'0" (3.24m x 3.36m)

uPVC double glazed window with distant views over to Conwy, radiator.

### Bedroom 3:

6'2" x 6'8" (1.89m x 2.05m)

uPVC double glazed window with views towards Conwy, radiator.

### Shower Room:

7'1" x 6'0" (2.16m x 1.84m)

Double shower tray with waterfall shower fitment, wash handbasin, low flush w.c. part tiled walls, decorative tiled flooring, two uPVC double glazed windows, wall mounted towel rail.

### Outside:

Rear garden is beautifully maintained with large decked seating area with steps leading down to a lawned area with a further patio at the rear. Potting shed, mature shrubs, screen hedging and side gate leading to the front.

### Services:

Mains water, gas, electricity and 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

N/A

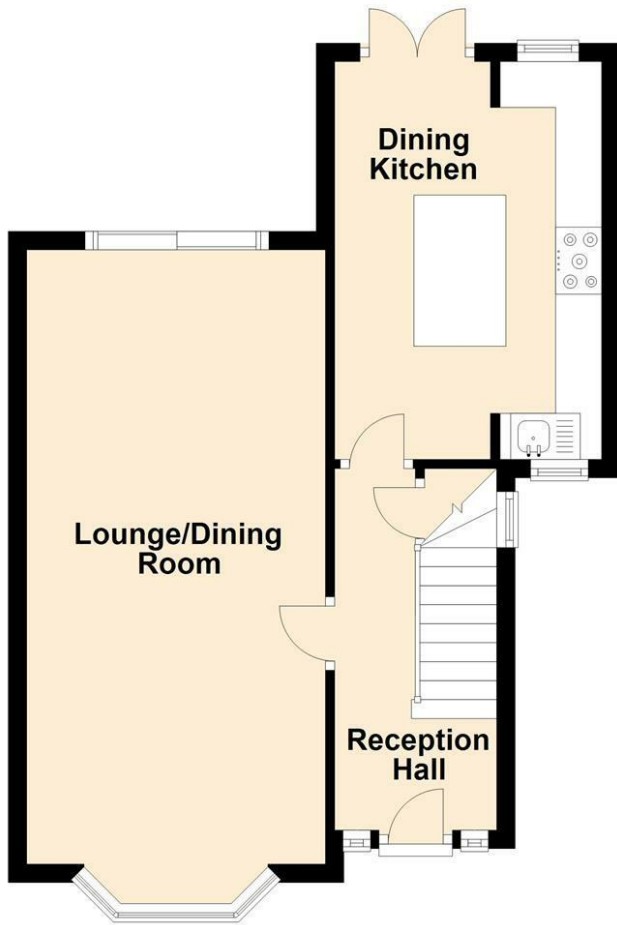
### Directions:

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, follow the road passing the turning to Overlea Avenue and the property will be viewed towards the end of the cul-de-sac on the left hand side.

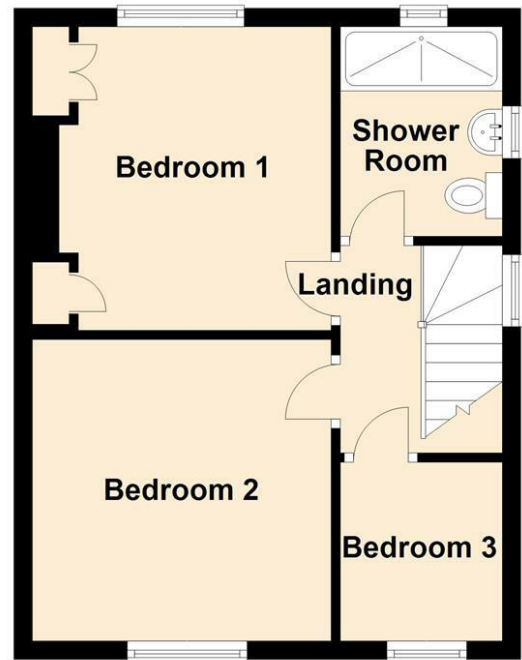


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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.

### Iwan M Williams Estate Agents

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