



Sunny Mead, York Road,
Deganwy Conwy LL31 9PX



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£449,500

A rare opportunity to acquire a charming and individually styled detached home in one of Deganwy's most desirable residential settings, offering character, generous gardens and considerable potential. Viewing is highly recommended to appreciate its appeal.

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

An attractive and characterful Arts and Crafts style detached residence, occupying a delightful setting within the highly regarded Gannock Road area of Deganwy. This charming home is distinguished by its traditional architectural features, attractive tiled roof, distinctive gables and picturesque, almost chocolate-box appearance, all contributing to its considerable character and appeal. The property stands within its own generous, predominantly level gardens, laid principally to lawn with established hedging, mature shrubs and a variety of ornamental plants, providing a pleasant degree of privacy and seclusion. To the rear is a substantial glazed conservatory overlooking the gardens, creating a delightful additional living space with direct access outside. There may also be potential to provide off-road parking to the rear, if required, subject to any necessary consents

Whilst the property would benefit from a programme of modernisation and sympathetic updating, it offers tremendous scope for purchasers wishing to create a distinctive family home whilst preserving its traditional Arts and Crafts character



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. Chester 45 miles, Manchester airport 75 miles.

Accommodation

Internally, the property offers spacious and versatile accommodation, retaining much of its original character and charm. The principal reception rooms are particularly appealing, with generous proportions, high ceilings, attractive fireplaces and large windows allowing excellent natural light. The accommodation includes a comfortable lounge, a separate sitting room, a Dining room, Breakfast room and kitchen, utility room, together with the substantial rear conservatory, providing ample space for both everyday family living and entertaining.

On the first floor are four generously proportioned bedrooms and bathroom, including particularly spacious rooms with attractive outlooks over the surrounding gardens and residential neighbourhood.

The property benefits from central heating and a substantial amount of double glazing

Porch/Sun Room 10'7" x 5'10" (3.25m x 1.78m)

Entrance Porch: 6'11" x 5'1" (2.13m x 1.57m)

Hallway: 10'0" x 6'0" (3.07m x 1.83m)

Dining Room: 11'3" x 10'10" (3.43m x 3.32m)

Lounge: 16'1" x 14'1" (4.92m x 4.31m)

Sitting Room: 16'3" x 15'8" (4.97m x 4.80m)

Breakfast Room: 13'7" x 10'7" (4.16m x 3.25m)

Kitchen: 10'6" x 7'1" (3.22m x 2.16m)

Pantry 10'7" x 4'5" (3.25m x 1.35m)



Inner Hall:

Shower Room: 6'7" x 4'5" (2.01m x 1.35m)

Seperate W.c 4'3" x 2'5" (1.32m x 0.74m)

Utility Room: 9'3" x 7'1" (2.82m x 2.16m)

Conservatory: 19'3" x 7'10" (5.89m x 2.41m)

Landing: 18'8" x 6'11" (5.69m x 2.13m)

Bedroom 1: 14'2" x 13'7" (4.34m x 4.16m)

Bedroom 2: 13'0" x 14'8" (3.98m x 4.49m)

Bedroom 3: 12'10" x 13'0" (3.93m x 3.98m)

Bedroom 4: 10'7" x 10'2" (3.25m x 3.12m)

Bathroom: 6'7" x 7'3" (2.03m x 2.23m)

Seperate W.C 4'0" x 3'2" (1.22m x 0.99m)

Store Room: 10'6" x 4'5" (3.22m x 1.37m)

Council Tax Band:

Conwy County Borough Council tax band F

Proof of Identity:

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.

Outside:

Set within generous, predominantly level gardens, laid principally to lawn with established hedging, mature shrubs and a variety of ornamental plants, providing a pleasant degree of privacy and seclusion.



Directions:

From our Conwy office follow one way system out of Conwy across bridge. At the roundabout take the first exit and follow the Road towards Deganwy and Llandudno, proceed along this road, at the first mini roundabout take the second exit on to Glan y Mor Road, continue along this road towards the centre of Deganwy, taking the first right turn after the shops on to York Road where Sunny Mead at the top of the hill on the left.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com



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	63	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	

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.



TOTAL FLOOR AREA: 2375 sq.ft. (220.6 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on the information given to the estate agent and no guarantee is given.
 Date: 10/10/2022

Iwan M Williams Estate Agents

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