



26 Albert Drive  
Deganwy Conwy LL31 9SP



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI



# 26 Albert Drive

Deganwy Conwy LL31 9SP

£625,000

A substantial 5-bedroom detached family residence set in one of Deganwy's most sought-after residential locations.

VIEWING HIGHLY RECOMMENDED

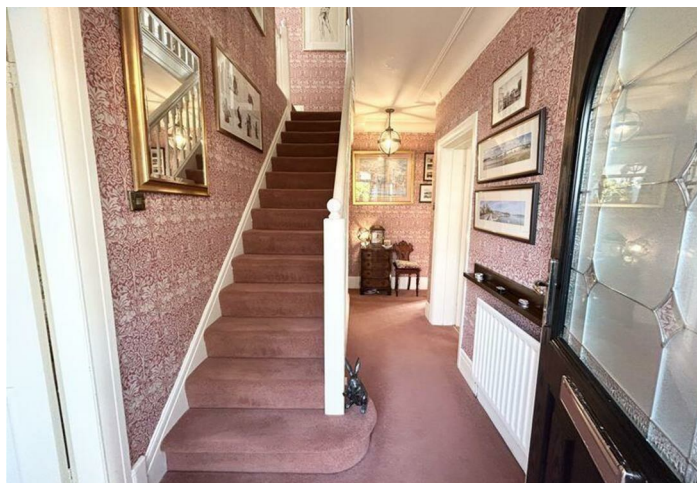
Occupying a generous plot and set back from the road along a leafy avenue, this impressive home offers spacious and versatile accommodation, complemented by attractive gardens, ample parking and a large garage with additional studio.

The property has been extended and improved over the years to create an excellent balance of modern living space with character features, making it an ideal family home.

Entrance hallway with feature staircase, three reception rooms including elegant dining room and comfortable lounge, modern fitted kitchen opening to breakfast/dining area, utility and cloakroom. To the first floor: large master bedroom with en-suite, four further bedrooms and family bathroom.

Externally the property is approached via a gated, brick-paved driveway providing ample off-road parking and access to a large garage. To the rear is a delightful private garden with lawned area, mature planting and a purpose-built studio, ideal as a home office, hobbies room or gym.

The property benefits from gas central heating and uPVC double glazing and is presented in excellent order throughout.





## Location

A superb opportunity to acquire a substantial home in a highly regarded location, convenient for schools, shops, the A55 and the North Wales coastline.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance

Composite double glazed front door leading through to Reception Hall, balustrade and spindle staircase leading off to first floor level, radiator, coved ceiling, understairs storage cupboard.

### Lounge 11'10" x 13'0" (3.63m x 3.97m)

Feature fireplace with coal effect gas fire, uPVC double glazed bay window to front, picture rail, coving, radiator.

### Second Sitting Room 11'10" x 13'6" (3.61m x 4.12m)

Bay window overlooking front of property, feature fireplace with coal effect gas fire, double panel radiator, picture rail, coving, timber and glazed doors leading through to Dining/Sitting Room/Snug.

### Dining/Sitting Room/Snug 10'7" x 19'5" (3.25m x 5.94m)

uPVC double glazed windows to side and front elevation, fitted book shelving and storage unit along one wall, double panel radiator, TV and telephone points, dimmer switch, coving.

### Breakfast Kitchen 10'9" reducing to 7'1" x 23'7" (3.3m reducing to 2.16m x 7.2m)

Breakfast area with tiled floor, radiator, French doors leading onto rear raised sun terrace.

Kitchen - fitted range of base and wall units with granite worktops, 1.5 bowl sink, split level oven, combination microwave oven, pull-out larder unit, integrated fridge/freezer, integrated dishwasher, ceramic hob, canopy extractor above, two uPVC double glazed windows overlooking rear with plinth over and inset lighting, wall tiling.





#### Utility Room 10'7" x 4'10" (3.25m x 1.49m)

Fitted base and wall units, single drainer sink, plumbing for automatic washing machine, space for fridge and freezer, wall mounted Valiant central heating boiler, radiator, uPVC double glazed door and window to rear.

#### Downstairs Cloakroom

Low level w.c. vanity wash basin, chrome heated towel rail, half tiled walls.

#### First Floor

Spacious landing, radiator, access to roof space, picture rail.

#### Bedroom 1 9'7" x 13'0" (2.93m x 3.97m)

Fitted wardrobes along one wall with sliding mirror doors, uPVC double glazed bay window overlooking front, picture rail, coving, radiator.

#### Bathroom 13'1" x 5'11" (3.99m x 1.81m)

Four piece suite comprising corner shower enclosure, panelled bath, vanity wash basin, low level w.c. ladder style heated towel rail, shaver point, wall tiling, uPVC double glazed window.

#### Study / Box Room 6'3" x 7'3" (1.93m x 2.23m)

Radiator, range of shelving, uPVC double glazed window to front.

#### Bedroom 2 11'10" x 13'1" (3.63m x 4.0m)

Bay window overlooking front enjoying open aspect, radiator, picture, rail, coving.

#### Rear Landing

#### Bedroom 4 7'8" x 8'6" (2.34m x 2.6m)

uPVC double glazed window overlooking rear, recessed built in wardrobe, radiator.

#### Bedroom 5 (en-suite) 17'0" x 10'6" (5.2m x 3.21m)

uPVC double glazed window overlooking front, fitted bedroom suite comprising; wardrobes, bedside cabinets, drawer units, radiator, access to roof space, coving.





### En-suite Bathroom 10'6" x 7'4" (3.21m x 2.25m)

Five piece suite comprising corner bath, corner shower enclosure, bidet, low level w.c. vanity wash basin, wall mounted mirror, wall tiling, inset spotlighting, uPVC double glazed windows enjoying views, wall and floor tiling.

### Outside

Approached via a gated, brick-paved driveway providing ample off-road parking and access to a large garage. To the rear is a delightful private garden with lawned area, mature planting and a purpose-built studio, ideal as a home office, hobbies room or gym.

### Services

Mains water, electricity, gas 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 Band:

Conwy County Borough Council tax band F

### Directions

From the agents office proceed over the Conwy bridge towards Llandudno Junction, take first left signposted Deganwy and then first right towards St Georges Drive and Albert Drive, bear left into Albert Drive, after the sharp right turning the property will be viewed on the right 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>	70	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	

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 option must be treated as given on the same basis as these particulars.



# Floorplan To Follow

## Iwan M Williams Estate Agents

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