



46 Overlea Avenue
Conwy LL31 9TD



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£399,000

A beautifully presented detached family home occupying a generous level plot in the sought-after residential area of Overlea Avenue, Deganwy. The property enjoys attractive views towards Conwy Castle and the surrounding countryside.

Retaining many original character features, the accommodation offers spacious and versatile living space with the benefit of gas fired central heating and majority double glazing. The property has been extended to the side, creating an impressive open-plan dining kitchen, ideal for modern family living and entertaining.

The accommodation briefly comprises: Reception Hall with original stained glass window and staircase, Lounge with bay window, Sitting Room with feature fireplace and doors opening onto the garden, spacious Dining Kitchen, Landing, Four Bedrooms and Bathroom with separate W.C.

The property stands within well-maintained level gardens to the front and rear, predominantly laid to lawn with established hedging providing a good degree of privacy. A driveway provides off-road parking and leads to a detached garage. From the first floor there are pleasant views towards Conwy Castle, the Conwy Estuary and surrounding hillsides.



Location

Located in a popular residential setting within walking distance of the village centre, seafront promenade, Deganwy Marina, and rail links. The property lies within easy reach of the nearby towns of Conwy and Llandudno, offering a wide range of amenities, restaurants, and leisure facilities.

Accommodation Affords:
(Approximate measurements only)

Reception Hall: 8'3" x 9'3" (2.52m x 2.84)

Timber and glazed external door; double glazed window overlooking side; radiator; tiled floor; understairs pantry cupboard; cloak hooks.

Door to inner hall with turned staircase leading off to first floor level; picture rail; coving.

Lounge: 13'1" x 12'1" (4m x 3.7m)

Large bay window overlooking front with leaded and stain glass; curved double panel radiator; picture rail; tiled fireplace surround and hearth.

Rear Sitting Room: 14'11" x 11'10" (4.55m x 3.63m)

Feature recessed fireplace with tiled surround and hearth; inset multi fuelled stove; t.v point; double panel radiator; double glazed window overlooking side elevation; French door and windows leading to rear garden; range of book shelving along one wall; picture rail.

Kitchen/Dining Room: 15'5" x 25'3" (4.71m x 7.72m)

Fitted range of contemporary base and wall units with wooden worktops; inset oven; 4 plate ceramic hob and concealed extractor above; 1 1/2 bowl sink with mixer tap; UPVC double glazed window overlooking front; Velux double glazed window.

Peninsula breakfast bar and base units with radiator below and dining area with UPVC double glazed side window and French door leading onto outside garden at rear.



Utility Room: 8'1" x 9'1" (2.47m x 2.77m)

Base cupboards with worktops; single drainer sink; cooker point; quarry tiled floor.

First Floor Landing:

With leaded glazed window.

Bedroom 1: 13'1" x 13'0" (4m x 3.97m)

Tiled fireplace surrounds; picture rail; extensive views overlooking front towards Conwy castle and surrounding hillside.

Bedroom 2: 13'1" x 9'10" (4m x 3m)

Double panel radiator; UPVC double glazed window overlooking rear.

Bedroom 3: 9'10" x 7'6" (3m x 2.3m)

UPVC double glazed window overlooking side elevation; radiator.

Bedroom 4: 9'10" x 7'6" (3m x 2.29m)

Window overlooking front elevation enjoying views; picture rail; radiator.

Bathroom: 7'0" x 6'3" (2.15m x 1.91)

Cast iron bath; wash basin; wall tiling; radiator & heated towel rail; double glazed window overlooking side; built in cupboard housing central heating boiler; separate w.c; low level suite; wall tiling; double glazed window overlooking side.

Outside:

The property commands a superb level plot on Overlea Avenue in a popular residential area; driveway providing ample off road parking; car garage with up and over door; rear covered storage area; attractive lawned garden to rear enjoying a sunny aspect; outside patio area.

Raised beds and established shrubs.

Services:

Mains water, electricity and gas a drainage connected to the property.



Council Tax Band:

Conwy County Borough Council tax band F

Proof of Identity:

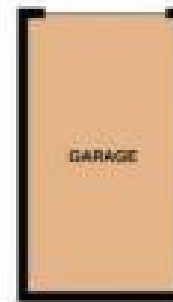
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

Viewing:

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



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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