



## 10 Warren Road

Deganwy Conwy LL31 9SU

£375,000

Spacious three bedroom semi detached family home situated 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 D - Council Tax: E

This semi detached home offers spacious and practical accommodation, benefiting from gas central heating and double glazing. The property occupies a generous plot with a paved driveway providing ample off-road parking with garage, and a good sized enclosed rear garden mainly laid to lawn. Accommodations affords: lounge, fitted dining kitchen, snug room, dining room, bedroom 1, bedroom 2 bedroom 3 bedroom, shower room and family bathroom.

Excellent opportunity for those seeking a 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 which has a range of shops, restaurants, beach and promenade. Ideally located for easy access to Conwy Town Centre, Llandudno and the A55.

### Entrance Vestibule

7'6" x 3'7" (2.30m x 1.11m)

Wooden front door leading into Entrance Vestibule, wood parquet flooring, dado rail, picture rail, double glazed sealed unit window.

### Reception Hall

12'5" x 8'0" (3.8m x 2.44m )

Staircase leading to first floor, radiator, picture rail, dado rail.

### Lounge

13'4" narrowing to 7'11" x 25'7" (4.08m narrowing to 2.43m x 7.80m)

Double glazed bay window to front elevation, feature fireplace surround with inset living flame effect gas fire, hearth, oak flooring, shelving, two radiators. Distant views over to Conwy Mountain.

### Dining Kitchen

20'10" x 13'3" (6.36m x 4.06m )

Range of base and wall units with work surface over, stainless steel sink unit, four ring gas hob, built-in eye level double oven, two double glazed windows to side elevation, part tiled walls, dining area with radiator. Part laminated flooring, part Karndean flooring.

### Utility Room

4'11" x 7'3" (1.51m x 2.21m )

Plumbing for washing machine, low flush w.c. wash handbasin.



## Second Living Room

15'0" x 13'5" (4.59m x 4.10m)

uPVC double glazed patio doors leading to rear garden, inset spotlighting, uPVC double glazed door leading to outside, radiator.

## Dining Room

9'4" x 15'3" (2.87m x 4.66m)

uPVC double glazed patio doors leading to rear garden, coved ceiling, radiator, glazed patio doors leading into Lounge.

## Staircase to first floor

Half landing with uPVC double glazed window.

## First Floor Landing

6'6" x 7'4" (2.00m x 2.24m)

Inset spotlighting, access to attic, dado rail.

## Bedroom 1

13'4" x 10'7" (excluding wardrobes) (4.08m x 3.25m (excluding wardrobes))

uPVC double glazed window to front elevation with views to Conwy Mountains, range of mirrored wardrobes and cupboards, radiator.

## Bedroom 2

16'9" x 8'11" (5.11m x 2.72m)

uPVC double glazed window to rear elevation, radiator, picture rail.

## Bedroom 3

10'0" x 9'4" (3.05m x 2.87m)

uPVC double glazed window to rear elevation, radiator, picture rail.

## Shower Room

6'4" x 4'10" (1.94m x 1.49m)

Range of base cupboards with feature round wash handbasin, low flush w.c. tiled walls, uPVC double glazed window, glazed shower unit with shower fitment over. Ladder style heated towel rail.

## Bathroom

9'4" x 7'1" (2.87m x 2.17m)

Wash handbasin, feature tiled panelled bath, built-in cupboards, ladder style heated towel rail, tiled walls, uPVC double glazed window.

## Outside

Rear garden is laid to lawn with screen hedging, mature shrubs, single car garage.

Front garden laid to lawn with driveway parking.

## Services

Mains water, gas electricity and drainage 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 E

## Directions

Proceed from the agents office over the bridge to the main roundabout by Llandudno Junction take first exit by Lidl towards Deganwy and first right towards Albert Drive, follow the road round sharply to the left and then right, take first left into Warren Drive, follow the road and turn right onto Warren Road and 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>		77
(55-68) <b>D</b>	65	
(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	



# Floorplan To Follow

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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