

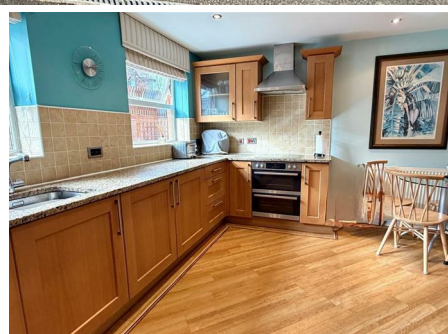
**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

8 Penttywyn Heights, Deganwy, Conwy, LL31 9DT



£495,000

5 4 4 C

www.bdahomesales.co.uk

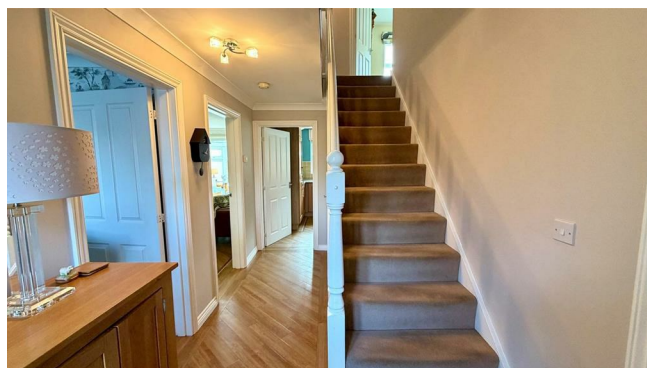
THIS BEAUTIFULLY PRESENTED AND IMPRESSIVE FIVE BEDROOM DETACHED THREE STOREY HOME is situated in a small cul-de-sac location in a sought after residential area. Within easy access of the A470 Link Road leading to the A55 Expressway , close to the Co-op Mini Market and Deganwy Primary School, CastleView Public House/Restaurant, 1½ miles of the Historic Town of Conwy, 2½ miles of Llandudno Town Centre. The accommodation briefly comprises:- hall; 2-piece cloakroom; lounge with opening doors to good size conservatory; separate dining room; kitchen/breakfast room; separate utility room and study; first floor landing; principal bedroom with built-in wardrobes and en-suite 3-piece shower room; 2nd bedroom with built-in wardrobes and an en-suite 3-piece shower room; bedroom three; family bathroom; further staircase from the landing leads to two further double sized bedrooms and a 3-piece shower room. The property features gas fired central heating and upvc double glazed windows, 'Amtico' flooring to the ground floor. There are views from the front elevation particularly from the first and second floor towards Bryn Pydew. Outside - easily maintained front garden and drive for off road parking for several cars leads to a double garage. Terraced rear garden with large patio area and steps up to a grassed garden which is south westerley facing.

INTERNAL INSPECTION OF THIS LOVELY PROPERTY IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

Frosted Double Glazed FRONT DOOR to:-

ENTRANCE HALLWAY 15'1" x 6'9" (4.60m x 2.06m)



Coving, radiator, 'Amtico' flooring, wall mounted central heating thermostat,

CLOAKROOM

Low flush w.c, pedestal wash hand basin with tiled splashback, radiator, 'Amtico' flooring, spotlight, extractor.

LOUNGE 15'11" x 11'3" (4.87m x 3.43m)



Coving, radiator, electric 'Dimplex Optimist' fire in contemporary surround, 'Amtico' flooring, upvc double glazed double doors through to:-



CONSERVATORY 12'2" x 12'0" (3.71m x 3.68m)



Upvc double glazed French doors to the garden, upvc double glazed windows to the rear and side aspect with fitted blinds, ceramic tile flooring with underfloor heating, 2 wall light points, opening and window lights, roof blinds.

DINING ROOM 11'3" x 8'11" (3.45m x 2.74m)



Upvc double glazed window to front aspect, radiator, 'Amtico' flooring.

KITCHEN 13'11" x 11'7" (4.26m x 3.55m)

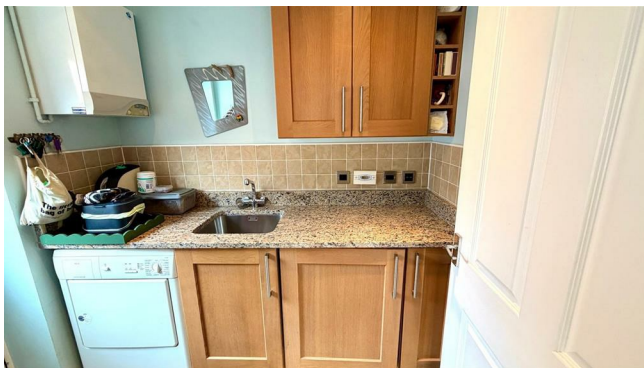


Inset spotlights, two upvc double glazed windows to the rear aspect, range of modern Light Oak effect wall and base units

with Granite work surface over, stainless steel 'Franke' sink with hot and cold mixer tap and 'Granite' drainer, 'Neff' 4 ring electric hob with stainless steel extractor above, electric double oven, integrated 'Neff' microwave, integrated fridge and freezer, integrated dishwasher, part tiled walls, radiator, 'Amtico' flooring, recessed downlighters to ceiling.



UTILITY ROOM 6'9" x 5'4" (2.06m x 1.65m)



Inset spotlights, double glazed frosted side door to outside, range of base and wall units with 'Granite' work surface over, 'Franke' sink with hot and cold mixer tap and 'Granite' drainer, space for washing machine or dryer, wall mounted 'Ideal' boiler, part tiled walls, control panel for the central heating and hot water, radiator, 'Amtico' flooring, recessed downlighters to ceiling.

STUDY 7'1" x 6'9" (2.16m x 2.06m)



Upvc double glazed window to the front aspect, fuse box, range of fitted office furniture comprising desk drawers, bookshelves, radiator.

FIRST FLOOR LANDING



Radiator, cupboard housing the hot water tank.

PRINCIPAL BEDROOM 13'6" x 11'3" (4.14m x 3.43m)



Coving, 2 upvc double glazed windows to the front aspect with views towards Bryn Pydew and the Obelisk, radiator, 'Sharps' fitted wardrobes.



TILED EN-SUITE SHOWER ROOM 6'9" x 6'5" (2.08m x 1.98m)



Inset spotlights, extractor, upvc frosted double glazed window to the front aspect, fully tiled double shower stall with mains shower and drench shower, low flush w.c, vanity wash hand basin, vertical radiator, ceramic tiled flooring, extractor.

BEDROOM 2 11'1" x 9'3" (3.40m x 2.82m)



Upvc double glazed window to the rear aspect, radiator, 'Sharps' fitted wardrobes.

EN-SUITE SHOWER ROOM 7'10" x 5'1" (2.41m x 1.57m)



Inset spotlights, upvc frosted double glazed window to the rear aspect, fully tiled double shower stall with mains shower, low flush w.c, vanity wash hand basin, vertical radiator, part tiled walls, ceramic tile flooring, upvc double glazed window.

BEDROOM 3 9'1" x 7'11" (2.77m x 2.43m)



Upvc double glazed window to the rear aspect, radiator.

3-PIECE BATHROOM 6'9" x 6'2" (2.08m x 1.90m)



Comprising panelled bath, low flush w.c, pedestal wash hand basin, radiator, part tiled walls, ceramic tile floor, mirror, display shelving.

SECOND FLOOR LANDING

Access to the loft.

BEDROOM 4 16'7" x 11'6" (5.08m x 3.53m)



Upvc double glazed window to the side aspect, upvc double glazed window to the front aspect with views towards Bryn Pydew and the Obelisk, radiator, range of 'Sharps' fitted wardrobes.



VIEW FROM BEDROOM 4



BEDROOM 5 16'8" x 7'3" (5.10m x 2.23m)



Two upvc double glazed windows, one to the side aspect and one to the front aspect both with countryside views, range of 'Sharps' fitted bookshelves and drawers, radiator.

SHOWER ROOM 6'5" x 5'3" (1.98m x 1.62m)



Double glazed 'Velux' window to the rear aspect, inset spotlights, extractor, fully tiled corner shower cubicle with mains shower, low flush w.c, wash hand basin, part tiled walls, radiator, ceramic tile flooring, mirror fronted cabinet.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with well planted borders. There is driveway parking for 4 vehicles which leads to:-

DOUBLE GARAGE 17'10" x 15'5" (5.44m x 4.72m)

Two up and over doors, upvc double glazed window to side aspect and double glazed door to side aspect, power and light, shelving. Eaves storage.

REAR GARDEN



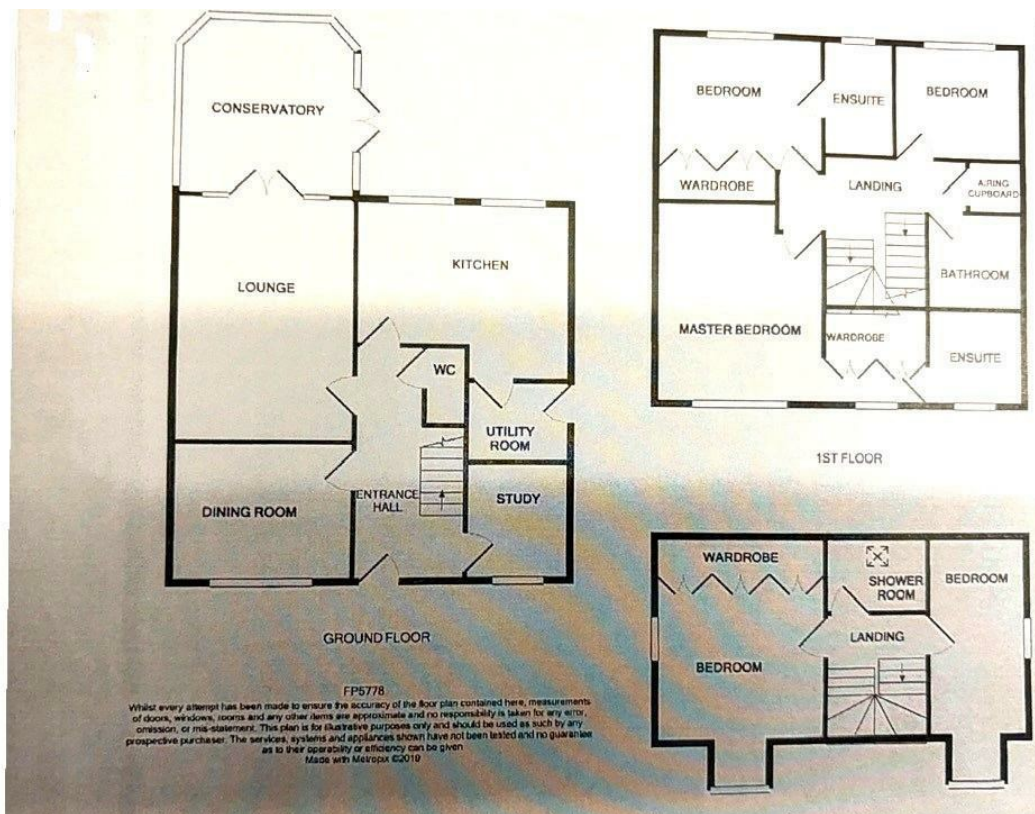
Beautifully landscaped with Indian flagstones, decorative chippings, outside tap. Steps lead up to an additional garden which is mainly laid to lawn with slate chipped border, fence and hedge boundaries. Drying Area.



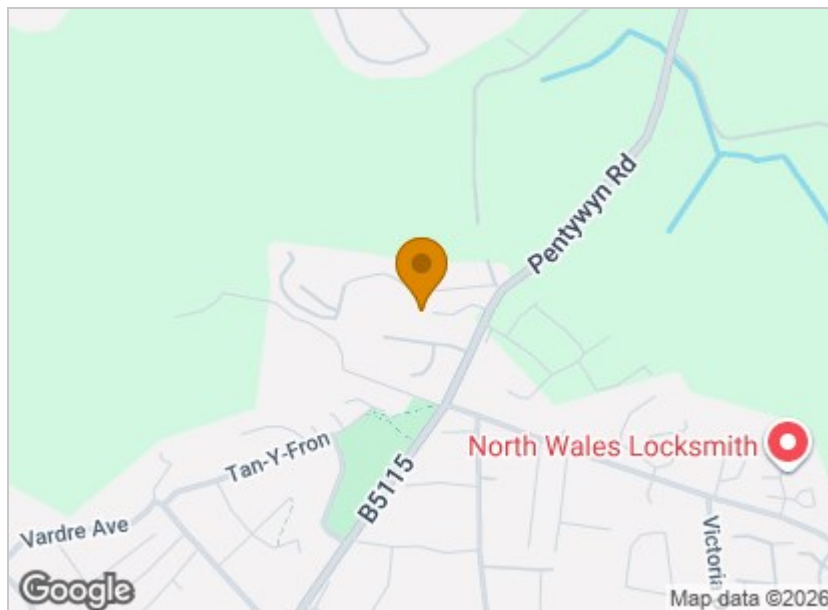
TENURE - FREEHOLD

COUNCIL TAX BAND

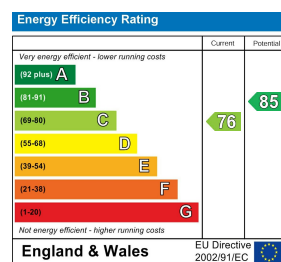
Is 'G' obtained from www.conwy.gov.uk



Area Map



Energy Efficiency Graph



Directions

From The Castle View Public House proceed up Pentwyn Road passing Deganwy Primary School then taking the third turning on the left into Pentwyn Heights and the property can be viewed in front of you at the end of the cul-de-sac. REF A874 07/04/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

