

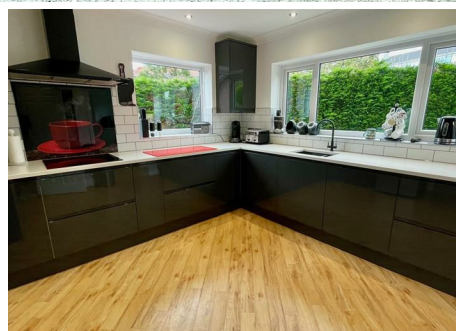
**Bryan Davies
+ Associates**

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

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

11 Marine Gardens, Deganwy, Conwy, LL31 9DR



£535,000

 4  2  3  C

www.bdahomesales.co.uk

THIS BEAUTIFUL SPACIOUS 4 BEDROOM DETACHED HOME HAS BEEN UPDATED BY THE PRESENT OWNER SINCE 2017 AND IS SITUATED IN THIS POPULAR EXECUTIVE CUL DE SAC BUILT BY RENOWNED BUILDER LES JONES CIRCA 1990, and within easy access of Deganwy village with its array of shops, restaurants and the beach and approximately 2 miles of Llandudno town centre. The accommodation briefly comprises:- porch; reception hall; 2 piece cloakroom; lounge; separate dining room with square arch to family/sun room; kitchen with range of modern units and built in appliances; separate utility room leading to the integral double garage; first floor landing; the principal bedroom is now used as a dressing room which leads to the en-suite, with a door from the dressing room which leads to the principal bedroom (originally bedroom 2); two further bedrooms and a three piece shower room. The property features gas fired central heating, upvc double glazed windows, there are views from the first floor rear to the Great Orme, Sea and Isle of Anglesey. Outside there are gardens to the front, side and rear, lawns, shrubs, trees, patio area, raised decked seating area with Pergola over, side wildlife garden and a driveway for off road parking which leads to an integral double garage.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE UPDATE ON THIS FAMILY SIZED HOME

The accommodation comprises:-

Double glazed front door with sidelights to:

PORCH

Coving, ceramic tiled floor, upvc double glazed inner door and sidelight to:

RECEPTION HALL 9'10" x 6'11" (3.02m x 2.11m)



Ceramic tiled floor, telephone point, coving, double radiator.

2 PIECE TILED CLOAKROOM



Tiled walls with decorative splashback, wash hand basin and mixer tap, close coupled wc, ladder style towel rail, coving, upvc double glazed window with tiled display sill.

DOUBLE ASPECT LOUNGE 21'7" x 13'1" (6.59m x 3.99m)



Marble fire surround with granite back and hearth inset, gas coal effect fire, decorative coving, tv point, 2 double radiators, upvc double glazed window to front opening through to:



DOUBLE ASPECT FAMILY/ SUN ROOM 26'8" x 7'9" (8.14m x 2.38m)



2 double radiators, coving, side aspect upvc double glazed window, 2 upvc double glazed patio sliding doors to decked seating area.



DINING ROOM 11'0" x 10'7" (3.37m x 3.24m)



Coving, radiator.

DOUBLE ASPECT KITCHEN/ BREAKFAST ROOM 11'11" x 10'11" (3.64m x 3.35m)



Refitted range of grey gloss fronted base wall and drawer units with quartz silestone cream worktops with bevelled edges, inset 1½ bowl sink unit with mixer taps, inset 'Lamana' dishwasher and large corner carousel, pull out shelving, integrated double 'Lamana' electric oven and 4 ring ceramic 'Lamana' hob with decorative splashback, cooker hood over, space for fridge/ freezer, wood effect flooring, coving, recessed downlighters to ceiling, wall tiling, double aspect upvc double glazed windows, ladder style towel rail.



UTILITY ROOM 10'2" x 5'11" (3.1m x 1.81m)

With rounded edge work top, inset single drainer sink unit and mixer tap, base units, plumbing for washing machine and space for tumble drier, wall tiling, ladder style towel rail, coving, wood effect flooring, under stairs cupboard with wood effect flooring, integral door to garage, upvc double glazed window and upvc double glazed door to side garden.

A staircase from the reception hall leads to:

FIRST FLOOR LANDING

Access to roof space, airing cupboard with radiator and shelving.

PRINCIPAL BEDROOM 14'7" x 11'2" (4.47m x 3.41m)



TV point, coving, full width built in wardrobe with sliding doors, hanging rails and shelving, radiator, upvc double glazed window with views to The Great Orme and Estuary.

DRESSING ROOM (ORIGINALLY BEDROOM 1) 13'10" x 11'3" (4.24m x 3.43m)

Coving, radiator, upvc double glazed window with views to The Great Orme and estuary.



EN-SUITE TILED 3 PIECE SHOWER ROOM 8'8" x 7'4" (2.66m x 2.26m)



In white, comprises double width shower with screen and decorative tiling, mains shower, wash hand basin with decorative splashback and display shelving, drawers, close coupled wc, extractor, ceramic floor tiling, ladder style towel rail, upvc double glazed window, mirror with light.

BEDROOM 3 11'9" x 10'1" (3.59m x 3.08m)



Coving, upvc double glazed window to front, radiator.

BEDROOM 4 12'0" x 6'11" (3.68m x 2.11m)



Coving, upvc double glazed window to front, fitted desk and drawers, upvc double glazed window to front, radiator.

TILED 3 PIECE SHOWER ROOM



In white, comprises double shower stall with decorative tiling, mains shower, vanity wash hand basin with mixer tap, mirror with display light, display shelving, cupboards and drawers, close coupled wc, extractor, ladder style towel rail, upvc double glazed window.

OUTSIDE

Decorative slate chippings to front, seating area, double width driveway to front leads to:-

DOUBLE WIDTH GARAGE 20'2" x 16'10" (6.15m x 5.14m)

With automatic up and over roller door, upvc double glazed window, light and power, gas and electric meter, wall mounted 'Worcester' combination central

heating and hot water boiler, upvc double glazed door to garden, integral door to utility.

REAR AND SIDE GARDEN



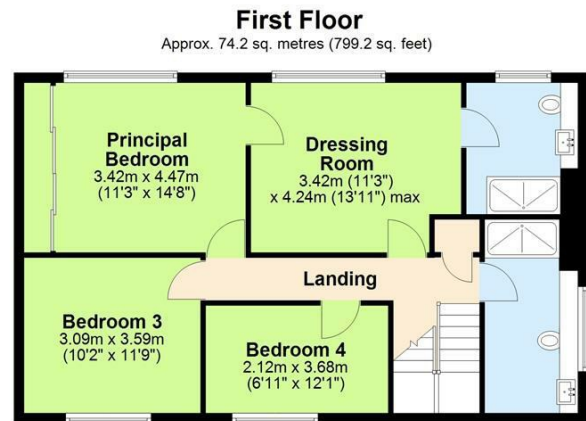
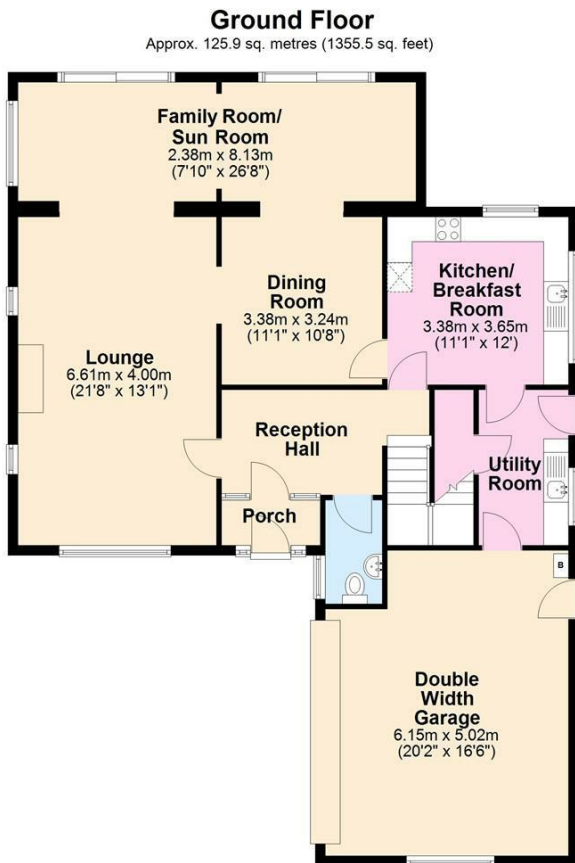
With paved side patio with hedges and trees, raised decked seating area with pergola over, side wild flower garden.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

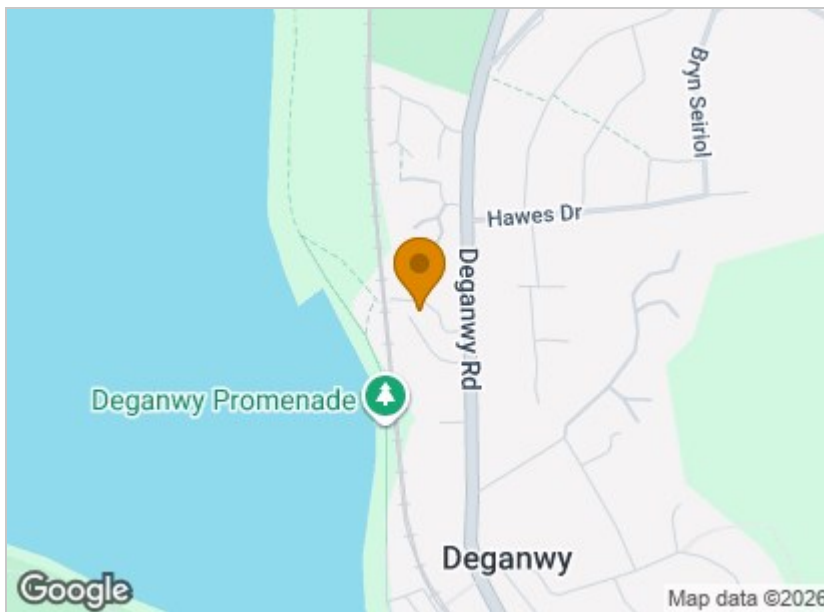
Is 'G' as obtained from www.conwy.gov.uk



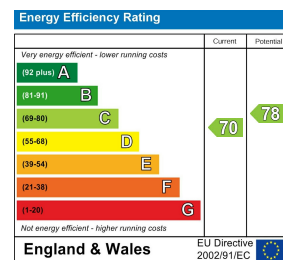
**Bryan Davies
+ Associates**

Total area: approx. 200.2 sq. metres (2154.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From The Mooring (previously The Deganwy Castle Hotel) proceed towards Llandudno and Marine Gardens is within 400 yards on your left hand side, follow the road down to its end, the property is on the right hand side. Ref A753 30/07/25 REV 04/08/25

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.

