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## 6 Coed Y Bwlch, Deganwy, Conwy, LL31 9YF



**No Onward Chain £469,950**



THIS IS A MODERN (c2000) DETACHED FOUR BEDROOM QUALITY EXECUTIVE STYLE RESIDENCE built by Macbryde Homes in a cul-de-sac of six similar properties, within a few hundred yards of the local shop, Castle View Restaurant/Public House, Deganwy Primary School, and approximately three miles from Llandudno.

The accommodation briefly comprises:- front porch; entrance hall; 2-piece cloakroom; double aspect lounge with Inglenook brick fireplace with access to upvc double glazed lean-to conservatory; separate dining room; study; good sized kitchen/breakfast room; utility room; first floor landing; principal bedroom suite with dressing area, balcony and 5-piece en-suite bathroom including separate shower and bidet; second bedroom with built-in wardrobes and a 3-piece en-suite shower room; third bedroom; fourth bedroom which is presently used as a dressing room; and 3-piece family bathroom. The property features gas fired central heating and an 'Aquafficient Fischer' hot water heater. Outside – front garden and driveway providing off road parking leads to a double sized garage, tiered well stocked rear gardens to the side and rear with lawns, flowerbeds, shrubs, trees and patio areas.

#### The accommodation comprises:

Upvc double glazed sliding door to:

#### PORCH

Tiled floor, inner upvc double glazed door and sidelights to:

#### ENTRANCE HALL



Understairs cloaks cupboard, telephone point, coving, radiator.

#### 2-PIECE CLOAKROOM

With low flush w.c., pedestal wash hand basin and tiled splashback, extractor, radiator.

#### DOUBLE ASPECT LOUNGE 16'1" x 12'11" (4.91m x 3.96m)



With inglenook brick fireplace with slate hearth with 'Stovax' wood burner and sidelights with display shelves, two wall light points, T.V. and telephone point, exposed feature beam over fireplace, coving, two double radiators.



Upvc double glazed door to:

#### UPVC DOUBLE GLAZED CONSERVATORY 10'7" x 8'3" (3.24m x 2.53m)



T.V. point, wood effect flooring, opening lights and upvc double glazed French doors with steps down to the garden.

## DINING ROOM 13'8" x 12'5" (4.17m x 3.81m)



With two wall light points, coving, double radiator, double opening upvc double glazed doors and side lights to patio area, opening doors to:

## OPEN PLAN KITCHEN/DINING ROOM 23'10" x 12'0" (7.28m x 3.66m)



Fitted range of lime oak effect fronted base, wall, drawer, corner and glass fronted units with matching plinths and recessed display lighting, round edge worktops incorporating 1½ bowl 'Franke' sink unit with mixer taps, integrated 'Zanussi' dishwasher, double 'Belling' cook centre, 'Evolution' cooking range with double oven and hood over, integrated fridge/freezer, matching breakfast bar, wall tiling, floor tiling, recessed spotlights.



## DINING AREA



With upvc double glazed decorative window, T.V. point, double opening doors to rear garden.

## STUDY



Double radiator, upvc double glazed windows.

## UTILITY ROOM

Further base units and round edge worktops, single drainer sink unit and mixer tap, plumbing for automatic washing machine and space for dryer, wall and floor tiling, double radiator, upvc double glazed window.

A staircase from the entrance hall leads to:

## FIRST FLOOR LANDING AREA

with upvc double glazed windows to front distant mountain views, radiator, coving, access to loft space with pull down ladder, board.

## PRINCIPAL BEDROOM SUITE 24'10" x 12'2" (7.59m x 3.71m)





Including two built in wardrobes with hanging rails and shelving, T.V. and telephone point, two radiators, two upvc double glazed windows to front with distant hillside views. Double opening doors to rear opening onto:

#### BALCONY

With wrought iron balustrade.

#### 5 PIECE EN-SUITE BATHROOM



White suite comprising panel bath with mixer tap and shower attachment, corner shower stall, pedestal wash hand basin, bidet, close coupled wall and floor tiling, shaver point, recessed spotlights to ceiling, radiator, upvc double glazed window.

#### BEDROOM 2 11'7" x 9'7" (3.54m x 2.93m)



Built-in double wardrobe with hanging rail and shelving, radiator, two upvc double glazed windows to rear.

#### 3 PIECE EN-SUITE SHOWER ROOM



Corner shower stall with mains shower, pedestal wash hand basin, close coupled w.c., extractor, shaver point, radiator, upvc double glazed window.

#### BEDROOM 3 12'11" x 7'8" (3.96m x 2.36m)



T.V. point, double radiator, upvc double glazed windows to rear.

#### BEDROOM 4 USED AS A DRESSING ROOM 9'8" x 8'0" (2.95m x 2.45m)



Including full length wardrobes with mirror fronted doors, corner shelving, radiator, upvc double glazed window.

### 3 PIECE BATHROOM



White suite comprising panel bath, pedestal wash hand basin, close coupled w.c., cupboard housing 'Fischer' hot water boiler, electric towel rail, wall tiling, radiator, upvc double glazed window.

### OUTSIDE

#### FRONT GARDEN

With mature shrubs, trees, raised hedging and mature flower beds.

#### TARMACAN DRIVEWAY

To front provides off street parking for 2/3 cars, outside light, outside water tap, and leads to:

#### DOUBLE GARAGE 17'10" x 16'8" (5.46m x 5.09m)



With automatic roller door, wall mounted 'Vaillant' gas boiler serving heating system system only, light and power connected, upvc double glazed windows and door to Utility Room.

#### TIERED WELL STOCKED REAR GARDEN

Top tier with lawns, shrubs, various trees including cherry and palm. Lower tier with metal greenhouse with power and light, garden tool store, stone walling and pine trees.



#### SIDE PATIO AREA



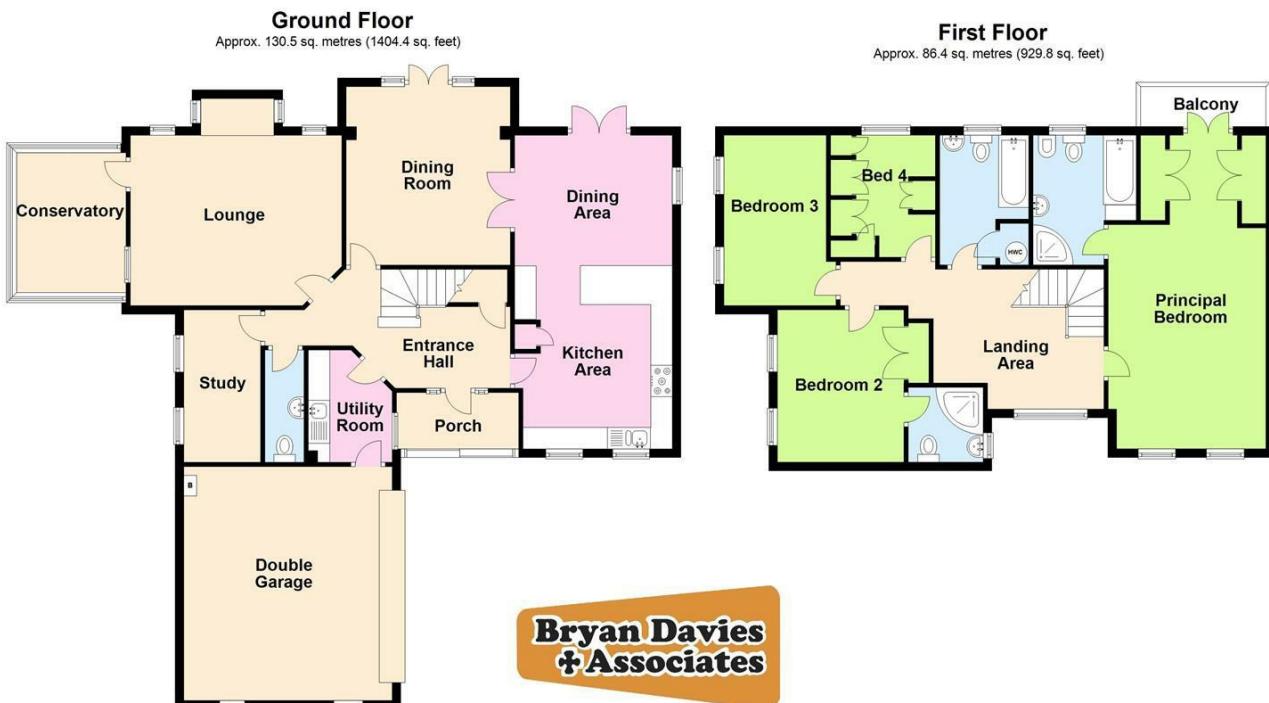
With seating, log store.

#### TENURE

The property is held on a FREEHOLD tenure.

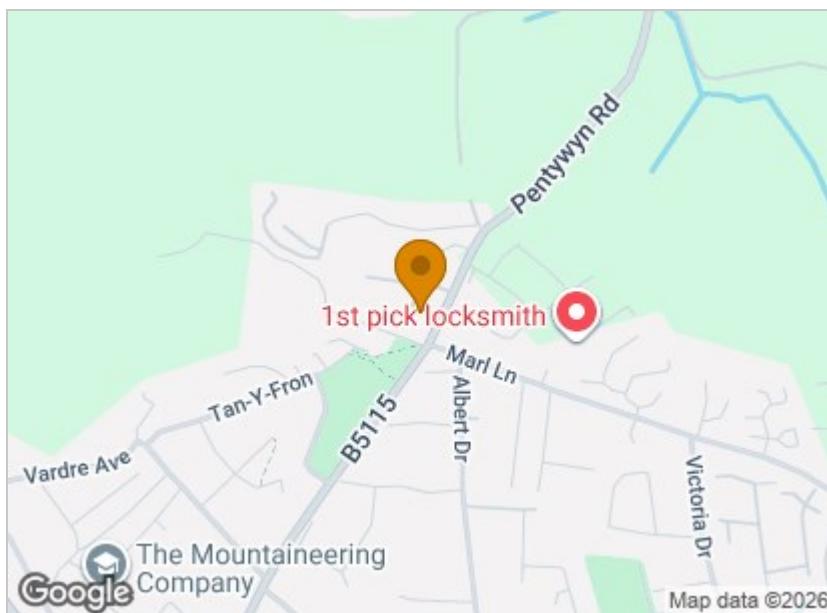
#### COUNCIL TAX BAND

COUNCIL TAX BAND Is 'G' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

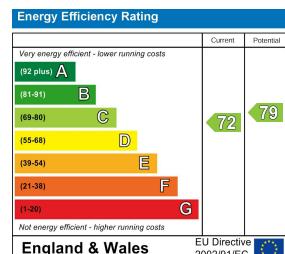


Total area: approx. 216.9 sq. metres (2334.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From the Castle View Public House/Restaurant proceed up Pentywyn Hill passing Deganwy Primary School and take the third turning on the left into Coed y Bwlch and the property is the last property in the cul-de-sac. A376 26/06/24 Rev 24/09/25

We will be pleased to arrange a viewing of this Home

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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.

