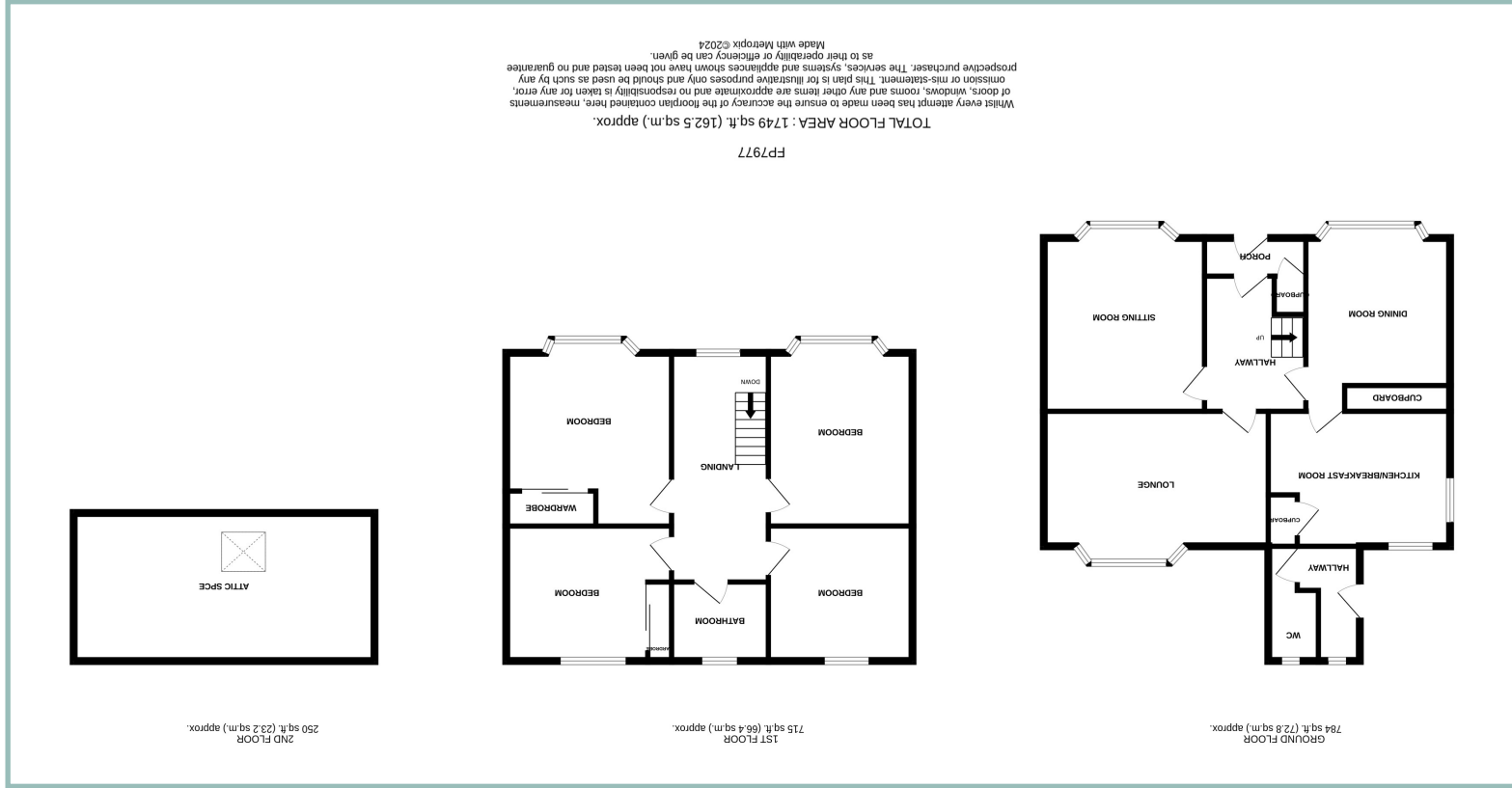


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Attractive Detached Four Bedroom Home In Sought After Area

Description

An attractive detached four bedroom family home situated in a highly desirable and convenient location allowing for easy access to the historic walled town of Conwy, the Victorian town of Llandudno, the lovely walks along the beach and The Vardre from Deganwy village and the A55.

The property occupies a good size plot with plenty of driveway parking and a south east facing rear garden. The well planned accommodation comprises: Entrance porch with understairs storage cupboard, hallway, sitting room, lounge, dining room with bespoke fitted cupboards all three reception rooms and hall have original wood block flooring. Kitchen/breakfast room with electric hob, oven and micro oven, integrated fridge/freezer, washing machine and dryer and a breakfast bar area. Rear hall area with access into the W.C.

To the first floor: Large landing with a wooden drop down ladder providing access to the converted loft which has a Velux window and further development potential. Four double bedrooms (two of which have built in wardrobes) and a four-piece family bathroom.

UPVC double glazing with the front windows benefitting from coloured leaded light top windows and a gas fired combination boiler.

To the outside there is a gated driveway providing parking for several cars or a motorhome, large garage with electric door, power and light. A lovely front garden which is mainly laid to lawn with well planted borders with a variety of plants and shrubs. The rear garden has a lawned area, raised vegetable beds and a wood and glazed timber summerhouse.

Please note that there is currently an electric lift fitted from the sitting room to the master bedroom which could, if required, be removed and made good.

- * ATTRACTIVE DETACHED FOUR BEDROOM HOME
- * ENJOYS A GOOD SIZE PLOT WITH SOUTH EAST FACING REAR GARDEN
- * IMMACULATELY MAINTAINED BOTH INTERNALLY & EXTERNALLY
- * SOUGHT AFTER LOCATION
- * EASY ACCESS TO CONWY, LLANDUDNO & THE A55
- * FURTHER DEVELOPMENT POTENTIAL IN THE ATTIC
- * FREEHOLD



4 Bedroom Detached Home

16 Albert Drive
Deganwy
LL31 9SP

£625,000

Reference Number: FP7977
18/3/2024

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

Directions

From our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Take the first right, bear left onto Albert Drive, round the corner where number 16 can be found on the right.

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating:



Attractive Detached Four Bedroom Home In Sought After Area

4 Bedroom Detached Home

16 Albert Drive
Deganwy
LL31 9SP

£625,000

Reference Number: FP7977
18/3/2024

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
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Valuation

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Porch

7' 7" x 2' 10" 2.31m x 0.86m

Hallway

8' 5" x 7' 6" 2.56m x 2.28m



Landing

15' 9" x 7' 7" 4.80m x 2.31m

Bedroom One

14' 7" max x 11' 10" 4.44m x 3.60m



Bedroom Two

14' 8" max x 10' 11" 4.47m x 3.32m



Bedroom Three

11' 10" x 9' 10" 3.60m x 3m



Bedroom Four

10' 11" x 10' 3.32m x 3.05m



Bathroom

7' 3" x 5' 11" 2.21m x 1.80m



Attic

22' 6" x 11' 1" 6.86m x 3.38m

Garage

23' 1" x 14' 10" 7.04m x 4.52m

Sitting Room

13' 10" into bay x 12' 4.21m x 3.66m



Lounge

16' 9" x 11' 2" into bay 5.10m x 3.40m

Dining Room

13' 11" max x 10' 10" 4.24m x 3.30m

Kitchen

13' 11" x 9' 9" 4.24m x 2.97m



Rear Hall

6' 7" x 3' 7" 2m x 1.09m

W.C

6' 2" x 4' 9" 1.87m x 1.44m

