

Anthony Flint @ gamlins



Chesley

125 Deganwy Road

Deganwy Llandudno LL30 1NA

**Asking Price Of
£395,000**

Property Features

- DETACHED CHALET STYLE HOUSE
- GOOD LOCATION WITH VIEWS TOWARDS CONWY MOUNTAIN
- BUILT BY LOCAL DEVELOPER 'LES JONES'
- BUILT C1980 AND STILL ORIGINAL, SO REQUIRES UPGRADING

Full Description

DESCRIPTION

This detached chalet style house was, we are lead to believe, built in the mid 1980's by the multi award winning and highly respected local Developer - 'Les Jones Builders Ltd'. Situated along a section of Deganwy Road locally known as the 'shelf' because of being set up from the road, mid way between the popular coastal village of Deganwy and the thriving seaside resort of Llandudno. 'Chesley' has been in the same ownership since it's construction and is offered for sale in it's original form and so a programme of improvements may be required in relation to the kitchen, bathrooms, decoration etc. The property has a Southerly front aspect and has some views down Deganwy Road towards the Conwy Golf Course and the Conwy mountain Range. The ground floor accommodation offers a spacious layout of Large Reception Hall, through Lounge, Dining Room, Fitted Kitchen, Study/Bedroom 4, Utility Room, Cloakroom and access to the Integral Double Garage. On the first floor is the Master Bedroom with En-Suite Shower Room, Second Double Bedroom and a Single Bedroom. Lawned gardens to the front and rear with Parking and access via Shared Driveway with a responsibility of a one third contribution to the upkeep and maintenance of same.

LARGE L-SHAPED RECEPTION HALL

12' 6 min (max 15'5")" x 9' 6" (3.81m x 2.9m)

LOUNGE

23' 10" x 13' 6" (7.26m x 4.11m)

A through room, front, side and rear aspects with views towards the Conwy Mountain Range, sliding patio doors leading out onto terrace, egg and arrow style coving, two radiators.

DINING ROOM

12' x 12' (3.66m x 3.66m)

Rear aspect, coved ceiling, radiator, access through to kitchen.

FITTED KITCHEN

13' 3" x 11' 10" (4.04m x 3.61m)

Rear aspect overlooking the garden, coved ceiling, extensive range of fitted base and wall cupboards with medium Oak style door and drawer fronts, 'Electrolux' electric double oven, 4 burner gas hob, integrated fridge freezer, radiator. Access to Utility Room.



STUDY/BEDROOM FOUR

12' 6" x 9' 9 max" (3.81m x 2.97m)

Front aspect, range of fitted wardrobes or store cupboards, coved, radiator.

ADJACENT CLOAKROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Two piece burgundy coloured suite of close coupled W.C. and wash hand basin, radiator.

UTILITY ROOM

11' 3" x 5' 9" (3.43m x 1.75m)

Ideal Mexico floor mounted gas fired central heating and hot water boiler. Access to side garden. Access to Double Garage.

SPINDLED STAIRCASE

Turned landing leads up to First Floor Landing with airing cupboard and hot water cylinder.

MASTER BEDROOM

15' 5 max" x 11' 10 max into recess" (4.7m x 3.61m)

Rear aspect with some limited coastal views, coved ceiling, range of fitted bedroom furniture, radiator.

EN-SUITE SHOWER ROOM

9' 9" x 5' 2" (2.97m x 1.57m)

Four piece sage green suite of close coupled w.c. pedestal wash hand basin, bidet and shower cubicle with mains fed Micra shower, fully tiled surround, radiator.

BEDROOM TWO

12' 7" x 12' 2" (3.84m x 3.71m)

Front aspect with views towards Conwy mountain, coved ceiling, range of fitted bedroom furniture, radiator, coved ceiling.

BEDROOM THREE

13' 1 max" x 8' 5" (3.99m x 2.57m)

Front aspect, views towards Conwy Mountain range, fitted bedroom furniture, radiator, coved ceiling.

FAMILY BATHROOM

9' 9" x 6' 3" (2.97m x 1.91m)

Champagne coloured three piece suite of panelled bath, close coupled w.c. and pedestal wash hand basin, radiator, fully tiled surround.

EXTERNALLY

FRONT GARDEN - Mainly laid to mature lawn with established trees, side access to:

REAR GARDEN - Patio terrace area, mature central lawn with side borders, privacy hedge screen and mature trees.

SIDE DRIVEWAY - Parking for 2 to 3 cars. Access via Shared Driveway with a responsibility of a one third contribution to the upkeep and maintenance of same.

DOUBLE GARAGE

18' 8" x 16' 1" (5.69m x 4.9m)



Electric up and over double panelled door. Side access.

DIRECTIONS

From our Llandudno office turn left, at roundabout take third exit off onto Gloddaeth Avenue, continue to end of road, at mini roundabout take first exit onto Gt Ormes Road which leads onto Bryniau Road, over railway bridge, take second exit off roundabout, pass golf course on left, take next left into Bryn Gosol Road, at top of road turn right onto Deganwy Road, and No. 125 will be found further along on the right hand side.

TENURE AND COUNCIL TAX

Tenure - We are informed by the vendors that the property is Freehold.

Conwy County Borough Council for Council Tax Band.

SERVICES

Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

VIEWING

Strictly by appointment through our Anthony Flint Office :-
 Llandudno - Tel: 01492 877418 - E-mail:
 llandudno@anthonyflint.co.uk
 Opening Hours - Monday - Friday: 9.30am - 5.00pm
 Saturday: 9.00am - 3.00pm

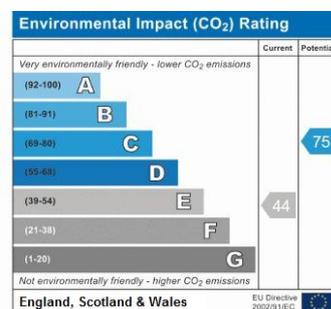
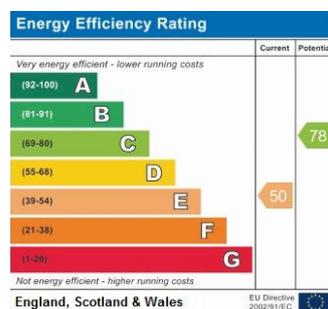
PROOF OF IDENTITY AND FUNDS

In order to comply with anti-money laundering regulations, Anthony Flint 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. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

GENERAL

If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

AHF/DJ Date: December 2018



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 Llandudno
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements