

Please contact us before viewing the property. If there is any point of particular importance to you are contemplating travelling some distance to view the property, we will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property.

We strongly recommend that the information which we provide about the property is verified by yourself or your advisor.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty is given as to their condition.

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 warranty in relation to the property and we have no authority to do so on behalf of the seller.

www.fletcherpooles.com



DIAMOND COLLECTION
Fletcher Pooles

Model: 9m x 16m (29'9" x 52'7")
As is the responsibility of the vendor to give a full and accurate description of the property and its condition. Prospective purchasers, their agents and solicitors should make their own inspection and not rely on the information given in these particulars. This plan is for illustrative purposes only and should not be used as such by any. Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other feature are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any.



EXECUTIVE AND EXTENDED DETACHED HOME COMMANDING A DOMINANT PLOT ON A MOST SOUGHT-AFTER ROAD

Description

This immaculate four-bedroom detached residence, benefits from stunning interior room sizes and décor throughout. The gardens ensure the property has a secluded and private feel and the plot itself is possibly the largest on the street.

In brief the accommodation comprises, storm porch with tiled floor and feature lighting, glazed front door leading to the spacious entrance hallway with feature William Morris designed wallpaper, radiator, under stairs storage cupboard, and the ground floor cloakroom, which is fitted with a two piece suite comprising wall mounted vanity sink unit and low flush W.C., window to the side and tiled splash back area.

The lounge room has a feature gas fire with Minster style surround, a radiator, bay style window to the front aspect. The dining room has a radiator, bay style window to the front, feature fireplace with mantle, surround and hearth and a glazed door to the family room. This room is most spacious and offers lounge and dining accommodation, with fitted storage cupboards and shelving, radiator, and windows to both the front and side aspects.

The kitchen-diner is fitted with a range of matching wall and base level units, with granite work tops and attractive tiled splash backs, integral sink and mixer tap, integrated Neff oven, microwave, Neff induction hob, and extractor, fitted fridge-freezer and ample space for worktop appliances, radiator and space for informal dining, two windows to the rear aspect and French doors opening out onto the rear gardens.

The laundry room is fitted with matching wall and base units, roll top work surface, sink, drainer, and mixer tap, radiator, wall mounted combination boiler, space and plumbing for washing machine, tumble dryer and freezer.

The first-floor landing is part galleried with doors to all rooms and loft access, radiator, and window to the side aspect. Bedroom one has a window to the front, radiator and fitted bedroom furniture, a door to the en-suite, which is larger than average and is fitted with a five piece matching modern white suite comprising of corner bath, enclosed shower cubicle, wall mounted vanity sink unit, low level W.C., and bidet, radiators, towel rail, full height tiled walls, a window to the rear aspect, and a corner window with fantastic views of Conwy. Bedroom two has a bay style window to the front, fitted mirror sliding door wardrobes, and radiator.

Bedroom three is currently used as a home office and has a radiator, bay style window to the front. Bedroom four has a fitted wardrobe, radiator, and window with lovely views to the rear. The study is a welcome addition to the property and provides an excellent office room, but could still comfortably fit a single bed, with radiator and window to the front aspect.

The family bathroom is fitted with a four-piece suite comprising, panel bath, shower cubicle, vanity washbasin, and low-level W.C., heated towel rail, floor to ceiling tiling, and two windows to the rear aspect.

Externally there is an electric gated driveway to the front with parking for several vehicles AND a caravan, motorhome or boat!

A large lawn area lends itself to spring/summertime games such as croquet, tennis, etc. Tree lined frontage ensures the property is private and not overlooked. There is also an attached garage with front and rear access ideal for storage, vehicles, with lighting and power. The front garage access is via double doors, complemented with an electric security shutter.

The rear garden is fully enclosed and due to high hedge borders it is not overlooked. There are two large storage sheds, a lower and raised patio area ideal for BBQ's, morning coffee or evening drinks, a lawn area has a corner seating enclosure. The south facing rear garden area also offers a large electric awning.

There is a separate sound-proofed annex which is currently utilised as a music room, with French doors and a large window, lighting and power. The room could have various usages or subject to planning could be converted into a fully self-contained studio.

- EXECUTIVE DETACHED HOME
- FOUR BEDROOMS PLUS STUDY
- THREE RECEPTION ROOMS PLUS KITCHEN-DINER
- TREE LINED ENVIRONMENT
- CONVERTED GARAGE USED AS A MUSIC ROOM
- FANTASTIC PLOT WITH GARDENS FRONT AND REAR
- NO ONWARD CHAIN

4 Bedroom Detached House

26 Albert Drive

Deganwy

Conwy

LL31 9SP

£630,000

REDUCED FROM £750,000

Reference Number: FP8252

27/1/2025

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

Registered Company
Number 4687367

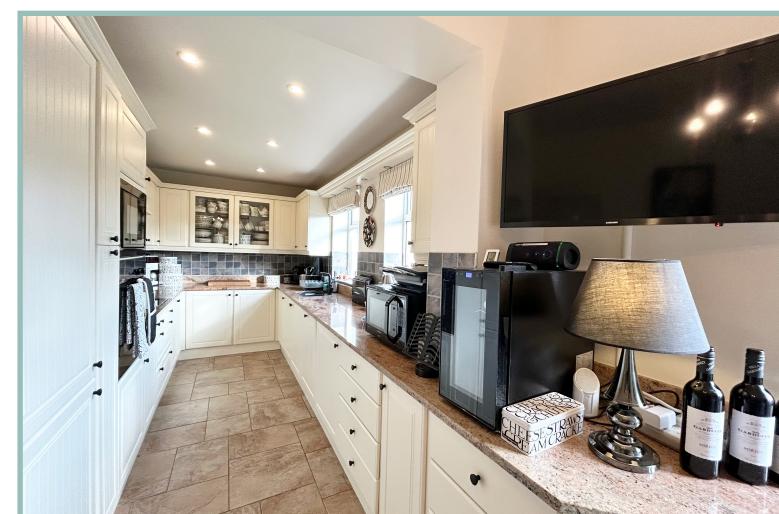
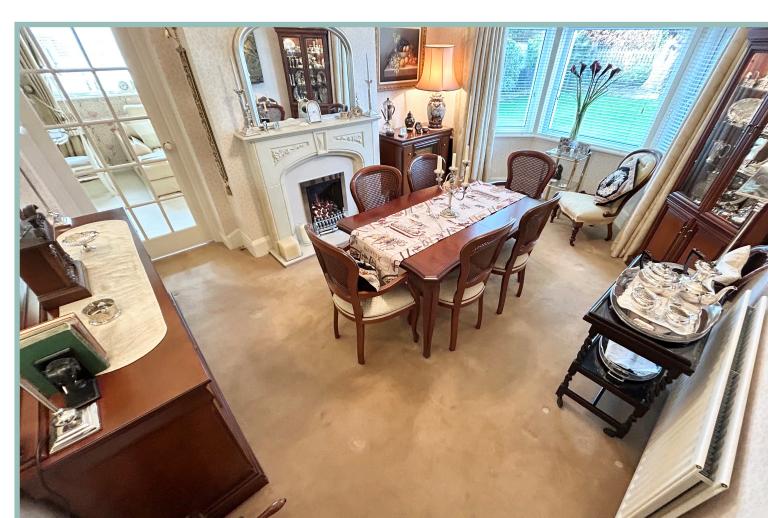
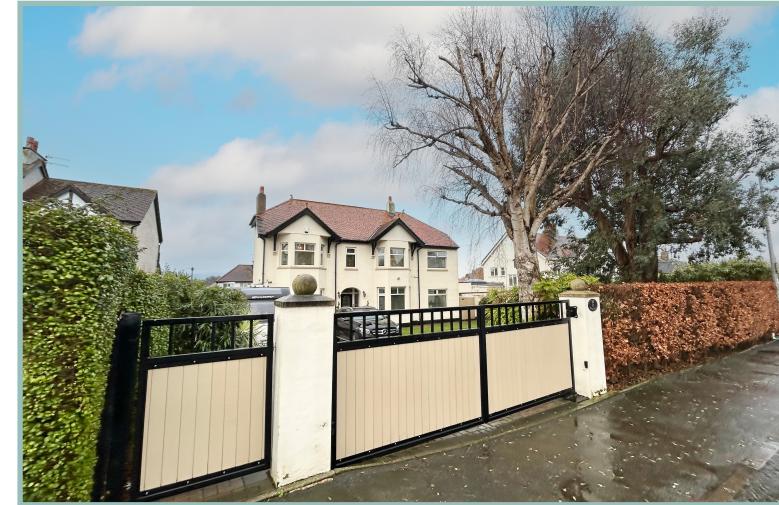
Valuation

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 Conwy and is within easy access of the A55 dual carriageway. Walking distance to Conwy, Deganwy beach, quay and harbour. Near to Maesdu, North Wales golf courses and Bodysgallen Hall Hotel and Spa.

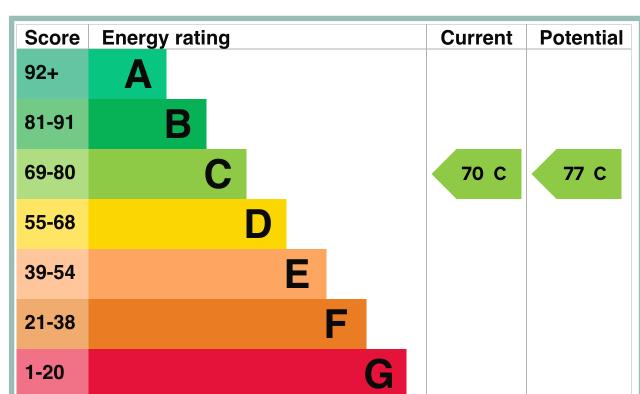
Directions

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 and proceed along the road where number 26 can be found on the left.

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

Energy Efficiency Rating: C

Tenure: Freehold



EXECUTIVE AND EXTENDED DETACHED HOME COMMANDING A DOMINANT PLOT ON A MOST SOUGHT-AFTER ROAD

Living Room

15' 4" x 11' 11" 4.67m x 3.63m

Dining Room

15' 7" x 11' 11" 4.75m x 3.63m



Family Room

19' 9" x 10' 8" 6.02m x 3.25m

Kitchen / Diner

10' 10" (Narrow to 7' 4") x 23' 7" 3.30m x 7.19m



Laundry Room

11' 9" x 6' 6" 3.58m x 1.98m

Family Bathroom

13' 1" x 5' 11" 3.99m x 1.80m



Bedroom One

17' 3" x 10' 6" 5.26m x 3.20m



Bedroom One - En Suite

7' 5" x 10' 6" 2.26m x 3.20m



Bedroom Two

15' 3" x 9' 11" (To Wardrobe Doors)
4.65m x 3.02m (To Wardrobe Doors)



Bedroom Three

15' 7" x 11' 11" 4.75m x 3.63m

Bedroom Four

8' x 8' 4" 2.43m x 2.54m



Study

6' 4" x 7' 5" 1.93m x 2.26m

Music Room

17' 1" x 11' 5.21m x 3.35m



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