

Anthony Flint

property consultants



Sunny Mead, York Road,
Deganwy, Conwy, LL31 9PX

Asking Price Of
£580,000



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VIVID VARDRE VIEWS...towering over the top of Deganwy is the iconic Vardre, one of the many breath-taking spectacles along the North Wales coastline. At the base of this iconic landmark is Sunny Mead, a traditional style Edwardian masterpiece offering a quiet haven within one of the most highly sought-after locations in the Conwy area.

From the beautifully landscaped garden - both at the front and rear- to the spacious and versatile accommodation internally, there is a lot to like about this stylish, classical property. The dated interior presents the perfect opportunity for the right buyers to modernise, update and put their own stamp on the property. Otherwise, if a more traditional feel is what you are looking for, it is ready to move into right away.

Located on York Road, literally on the boundary line of the highly sought after Gannock Park area, it is ideally located close to picturesque walks - over the Vardre and down to the beach, shops, restaurants and local primary and high schools.

The property already holds many fond memories for the current vendors and now presents as the perfect opportunity for a new family to move in and make many more.

This property comes with gas central heating and double glazed windows throughout.

FRONT VERANDAH

To the front of the property, you enter the house through an enclosed front porch/verandah area - which could also be considered a sunroom. Has a sliding double glazed door and double glazed windows. Offers views of the front and side garden and overlooks the dining room. Ideal for sitting in with a cold or warm drink and enjoying the views of the garden, whether that be in summer or winter. Leads through to front porch. **ENTRANCE PORCH**

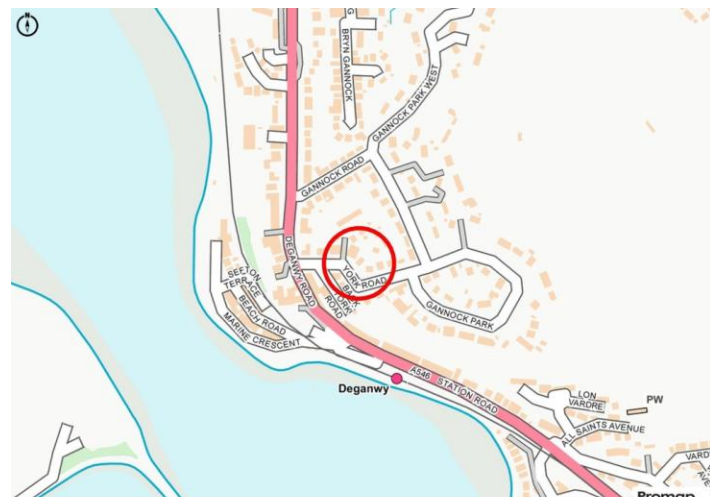
LOUNGE

A lovely, spacious and bright lounge room overlooking the front of the property. You can even see the Conwy Mountain range from the bay windows, peaking through between the houses across the road. Perfect for all year round enjoyment. A gas fire place means you can be stay nice and cosy in the depths of winter and the bay windows mean you can let the sunlight in during the summer.

DINING ROOM

A beautiful traditional style dining room featuring open beamed, period style ceiling. Located at the front end of the property, you can sit down, entertain guests in a stunning interior setting while taking in the colourful views of the landscaped gardens outside.

The dining room flows into the hallway, in an open-plan style layout, but does have a door runner above the entrance if you wanted to close it off and make it a separate room.





SITTING ROOM

Once you have finished your meal with your dinner guests, you can spill into the beautiful sitting room. A unique shape and located towards the back end of the property, this offers the perfect hideaway for you to sit and relax with guests or by yourself. Boasts a beautiful fireplace in one corner, with a classical wooden mantle.

BREAKFAST ROOM

Carpeted breakfast room with AGA range cooker and drop down airier. Leads to kitchen, conservatory, and downstairs hallway.

TRADITIONAL KITCHEN

Carpeted kitchen area in need of updating/modernising. Spacious enough to house large fridge/freezer and other appliances, standalone electric oven/cook top. The property also comes with a larder which is just off the kitchen which is nice and spacious.





DOWNSTAIRS BATHROOM

Downstairs, just off the kitchen is a small bathroom area with a shower and sink. There is also a WC to one side. Allows access through to the utility room.

SEPARATE WC

UTILITY ROOM

Lengthy utility room located at the rear of the property off the conservatory and downstairs bathroom. The room contains a radiator to keep warm while doing the laundry, a stainless-steel sink and enough room for a fridge/freezer and washing machine or tumble dryer. Also comes with storage cupboards.

CONSERVATORY

As far as conservatory's go, this is up there as one of the best. Located at the rear of the property with access to the rear garden this room is another great for entertaining. Big enough for a long table and with views of the garden so you can keep an eye on the kids and/or pets as they run around in the garden. You can also take in the breath-taking views of the Vardre. There is a lot to like about this room.

FIRST FLOOR

While downstairs is for entertaining, upstairs is where you will find the bedrooms and areas for your guests to stay. The first floor offers four spacious bedrooms - all big enough for double beds and wardrobes, a bathroom and WC.

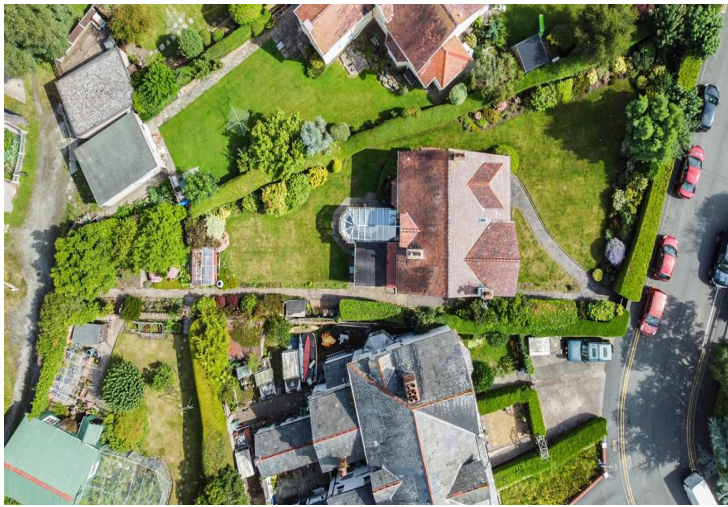
BEDROOM ONE

Imagine waking up to views of the Conwy Marina across the estuary with the mountains as a backdrop. You can make that dream a reality with this property. Both the main and second bedrooms are located at the front of the property and take in slightly obstructed views of the Conwy Marina, beach and mountains. Large enough for a double bed with plenty of space left over. Comes with large built in wardrobe space.

STORE/BOX ROOM ideal location for an En-Suite to Bedroom One (Subject to Building Regulation)







BEDROOM TWO

Similar to the main bedroom, it is spacious enough to include a large double bed as well as other furniture - wardrobes, etc. It is also located at the front of the property and looks out over the front garden and Conwy Estuary, beach and mountain range.

BEDROOM THREE

Spacious room, large enough for double bed and storage.

BEDROOM FOUR

Wake up each morning to stunning views of the Vardre from the fourth bedroom. Another spacious room, large enough for double bed and storage.

SEPARATE WC



BATHROOM

Carpeted bathroom with bath, sink, storage cupboard and towel rail.

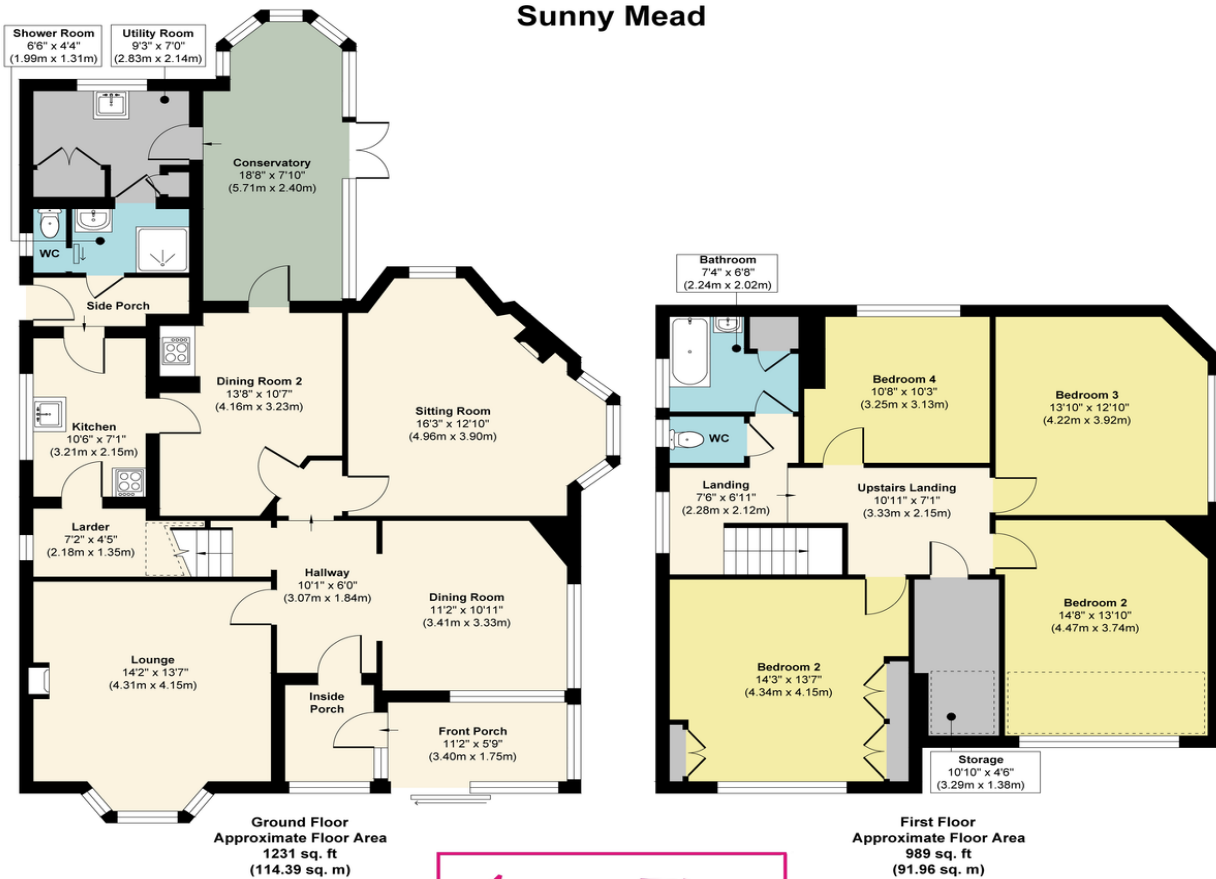
EXTERNALLY

Walking through the front gate into the property is like stepping in to your own secret garden. The large hedge to the front and sides of the property gives you so much privacy you get lost in your own haven. There are beautifully landscaped lawned gardens to the front and rear of the property perfect for sunbathing while enjoying a good book and perhaps an ice cold drink or entertaining guests. There is a garden shed to the rear of the property and a gate at the very back which gives access to a public right of way.

PLEASE NOTE: some view photographs are taken with a drone. PG August 2021.



Sunny Mead



Approx. Gross Internal Floor Area 2221 sq. ft / 206.36 sq. m

Not to Scale. For illustration purposes only.
Produced by Elements Property

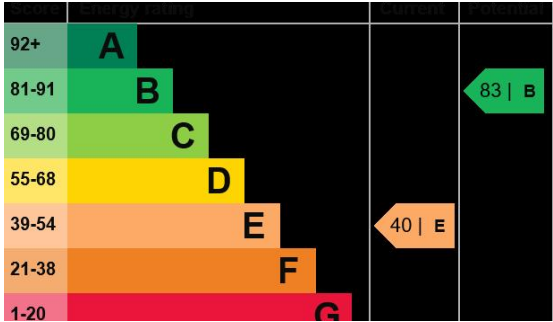
Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. . We are informed by the vendors that the Council Tax Band is Band F.

Viewing: Strictly by appointment through our Anthony Flint Office.

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.

Proof of Identity: 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.

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.



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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.