



**The Hills, York Road,
Deganwy, Conwy, LL31 9PX**

**Guide Price
£550,000**





- BREATHTAKING VIEWS -

There are some properties where photos just don't do justice to the stunning features or views in offer. The Hills is one of those examples. The views from this property, put simply, take your breath away. Sitting in the living room or on the balcony on the second floor you can soak up 180-degree views across the Conwy Estuary towards the Castle and the Marina. You won't find many better views from any other property in the county. The great thing about it is, you can enjoy them whatever the weather. In the summer months you can sit out on the balcony and take in the views, or if it's too chilly to sit outside you can cuddle up inside, even in the comfort of your own bed - with the master bedroom boasting views out the window from the first floor.

The views are not the only stunning feature of this property. The property itself and the interior design of the property are simply incredible. From the moment you enter this prestigious property, the high standard and exacting specification of the immaculately presented decor and fittings are immediately apparent. With a superb bespoke fitted kitchen flowing into a bright, cosy dining room overlooking the rear garden; stunning master bedroom with adjoining dressing area and en-suite shower room; and the 'Piece de resistance' is a luxuriously appointed top floor lounge which gives the impression of being on 'the bridge' of an Ocean Going Liner with balcony providing breath taking views over Conwy, Deganwy and out past the headland to open sea, taking in The Quays & Conwy Marina's with the World Heritage Site of the walled town of Conwy.

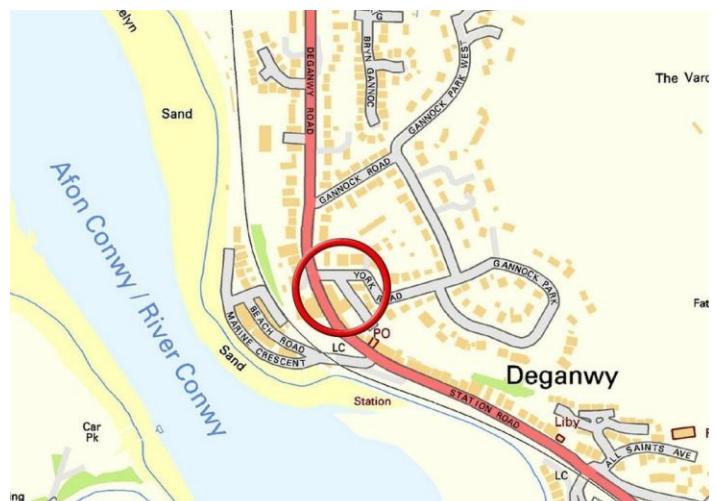
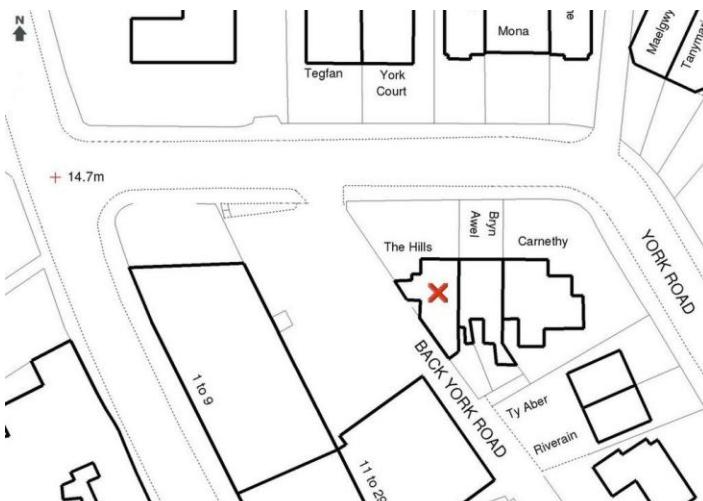
The three storey Victorian Villa residence has been extended by current vendors, with the entrance hall and utility room added onto the front of the property. The extension has been done to a very high specification and adds to the generously proportioned, extremely high-quality accommodation that is present over all floors.

There are two parking spaces at the front of the property and two garden areas both at the front and rear. There is also a electronic garage door which gives you access to large under house cellar storage areas.

The property is perfectly located right in the heart of the highly sought after Deganwy area, right on the edge of the prestigious postcode that is Gannock Court. The picturesque Deganwy Beach is just a short walk away and you are only a few hundred metres from the village high street where you will find a number of high quality restaurants, cafes and local shops. There are also a number of good schools close by. You have easy access to public transport links and the A55 is just a short drive down the road, linking you to surrounding areas including Anglesey, Chester and beyond.

This property has dream home written all over it and is one not to be missed.

FREEHOLD - COUNCIL TAX BAND F - EPCC. Land Registry Title No. CYM231058. PG May 2022





THE HILLS, YORK ROAD, DEGANWY

A stunningly presented, four-bedroom, end-terrace property.

BREATHTAKING VIEWS OF THE CONWY CASTLE AND MARINA.

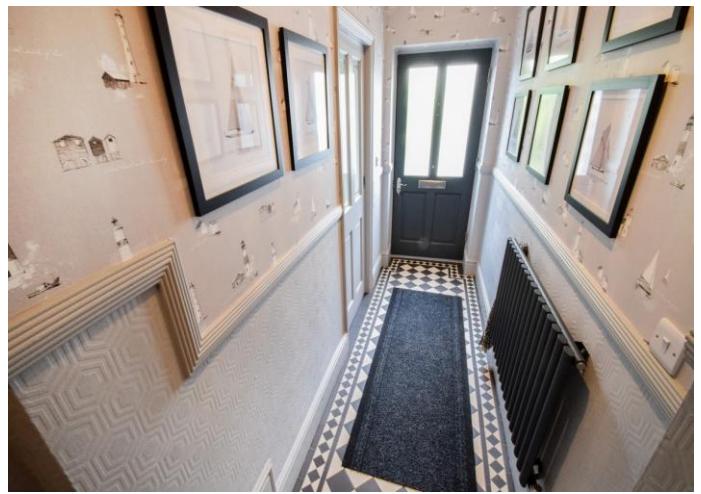
Incredible interior design.

Located in the heart of the highly sought after Deganwy area, on the edge of the areas most prestigious postcode - Gannock Park.

Within walking distance to a wide range of amenities including the picturesque Deganwy Beach and easy access to a number of senior and primary schools.

Close to public transport links and the A55.





ACCOMMODATION

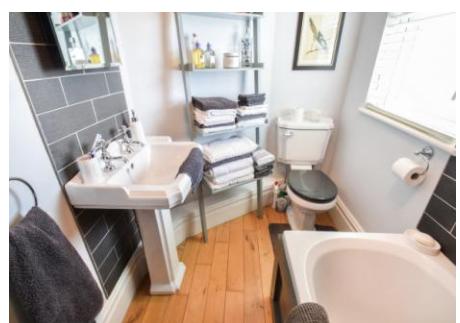
Ground floor: Entrance hall, utility room, WC, lounge room and open plan kitchen/dining room.

First floor: Master bedroom with en-suite and wardrobe/dressing room, two bedrooms and bathroom.

Second floor: Sitting room, kitchenette, bathroom and bedroom.

Externally: Front and rear garden areas, driveway with room for two cars and electronic garage door which gives access to under house cellar storage areas.

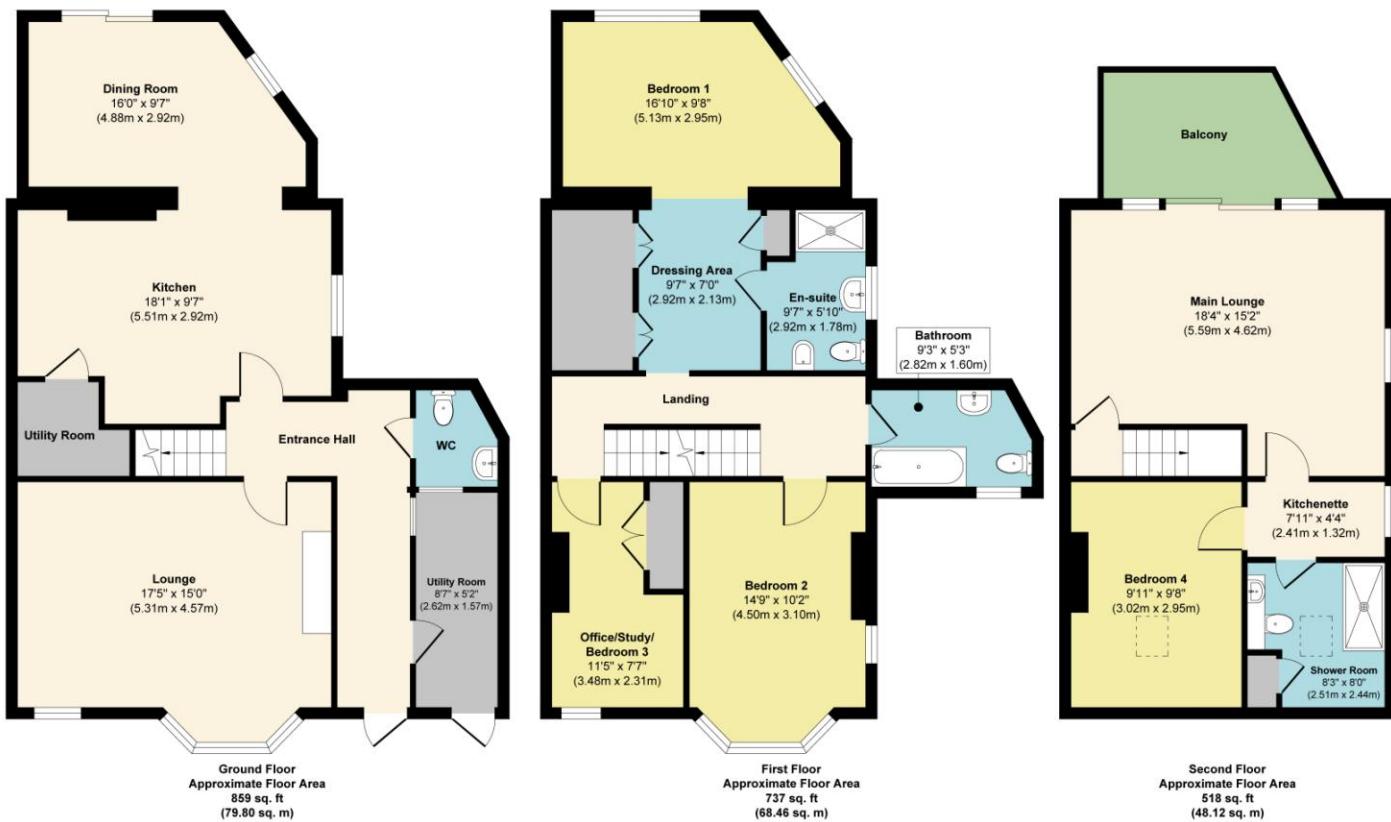








The Hills, Deganwy



Approx. Gross Internal Floor Area 618 sq. ft / 57.40 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.

