



28 Albert Drive  
Deganwy, North Wales LL31 9SP

Asking Price £650,000



STERLING

ESTATE AGENTS & VALUERS

This **FOUR-BEDROOM** family home in Deganwy comes with an impressive 2 storey extension featuring an enormous **OPEN PLAN KITCHEN/DINING/LIVING ROOM** with a large marble-topped kitchen island. Above the family room is the **MASTER BEDROOM** with **EN SUITE SHOWER**. As well as the **2 OTHER BEDROOMS** there is also **BEDROOM 4** with **EN SUITE WASH ROOM**. Over the years the house has been altered and re-configured to provide a spacious home of appeal extending some 192 sq metres( 2066 sq. feet). Set back from the road in an established residential area and in private gardens the accommodation briefly affords **ENTRANCE HALL**, **FRONT LOUNGE**, **EXTENDED DINING BREAKFAST ROOM**, **REAR HALL TO UTILITY** and **CLOAKROOM**, **HUGE IMPRESSIVE DOUBLE ASPECT FAMILY ROOM/KITCHEN**, **MODERN BATHROOM & SHOWER**, **INTEGRAL GARAGE** and **AMPLE PARKING**. Gas centrally heated and double glazed. Energy Rating D56 Potential C76. Ref CB7634



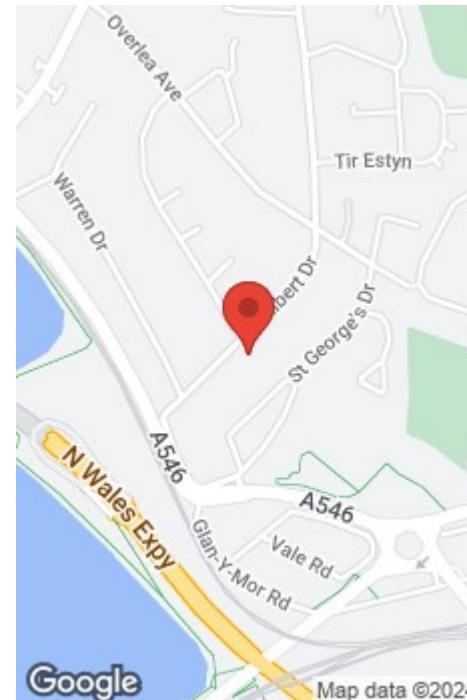
<b>Entrance</b> Double glazed front door to	<b>Bedroom 2</b> 15'5" x 11'9" (4.7 x 3.6) Double glazed bay window, central heating radiator	would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on <a href="mailto:sales@sterlingestates.co.uk">sales@sterlingestates.co.uk</a> to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - <a href="http://www.sterlingestates.co.uk">www.sterlingestates.co.uk</a> or alternatively <a href="http://www.guildproperty.co.uk">www.guildproperty.co.uk</a> These sites could well find a buyer for your own home.
<b>Hall</b> Oak flooring, coved ceilings, central heating radiator, under stairs cupboard	<b>Bedroom 3</b> 10'5" x 10'1" (3.2 x 3.08) Double glazed bay window, central heating radiator	
<b>Lounge</b> 15'8" 11'9" (4.8 3.6) Double glazed bay window to front aspect, coved ceilings, stone effect fireplace, black marble inset, living flame gas fire, central heating radiator	<b>Family Bathroom</b> 7'10" x 7'10" (2.4 x 2.4) Oval tub bath, w.c, heated towel radiator, 2 double glazed windows, suspended vanity wash hand basin, tiled walls and floor in a grey design, quadrant shower cubicle and unit, wall mirror	
<b>Extended Dining Room</b> 19'4" x 14'1" (5.9 x 4.3) Oak flooring, double glazed french doors to rear garden patio and bay window, meter cupboard, living flame gas fire, stone and brick fireplace, 2 central heating radiators	<b>Landing Area</b> 8'6" x 6'10" (2.6 x 2.1) Central heating radiator double glazed leaded window, possible study, stairs to loft room	
<b>Superb Family Kitchen, Dining, Living Room</b> 29'6" x 13'5" (9 x 4.1) A double aspect room on two levels with oak flooring, double glazed window and bay window to front aspect, central heating radiator, coved ceilings, on the lower kitchen area is the island unit and breakfast bar, oak flooring, double glazed window and back door, central heating radiator, Belfast sink, base cupboards and drawers in grey, wall units, wood strip style work tops, 5 ring gas hob unit, built in electric double oven, built in fridge and dishwasher, cooker extractor hood, timber balustrading between the two rooms	<b>Top Level</b>	
<b>First Floor</b> Stairway off the Hall to First Floor and Landing, central heating radiator	<b>Bedroom 4/Play Room</b> 14'1" x 12'9" (4.3 x 3.9) 2 Double glazed velux windows, five roof void storage cupboards, central heating radiator	
<b>Master Bedroom</b> 16'8" x 13'5" (5.1 x 4.1) Double glazed bay window to front aspect with seating, central heating radiator, coved ceilings	<b>En Suite Wash Room</b> W.C and pedestal wash hand basin	
<b>En Suite Shower Room</b> 11'5" x 5'6" (3.5 x 1.7) Double shower cubicle and unit, w.c, pedestal wash hand basin, 2 double glazed windows, central heating radiator, heated towel radiator, double door airing cupboard	<b>The Garage</b> 17'6 x 10'3 (5.33m x 3.12m) Integral with roller shutter door, power & light laid on, personal door to utility	
	<b>The Gardens</b> The house stands back from the road in private gardens and hedges, brick paviour driveway to the garage and ample parking for 3-4 cars. Private sunny rear garden laid to lawn, hedges for seclusion, stone crazy paved patio terrace	
	<b>AGENTS NOTE</b> Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail <a href="mailto:sales@sterlingestates.co.uk">sales@sterlingestates.co.uk</a> and web site <a href="http://www.sterlingestates.co.uk">www.sterlingestates.co.uk</a>	
	Market Appraisal; Should you be thinking of a move and	











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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Present
		76	76
		76	76
		56	56
		56	56
		56	56
		56	56
		56	56
Not very efficient - higher running costs		Not very environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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