



28 Albert Drive  
Deganwy, North Wales LL31 9SP

Asking Price £650,000

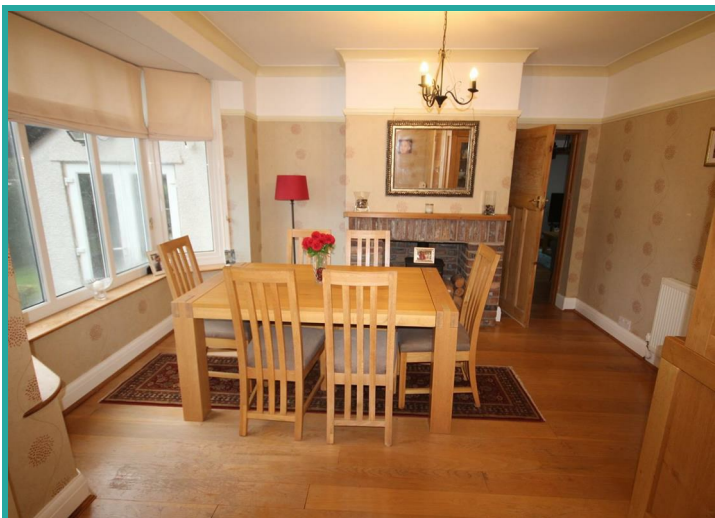


**STERLING**

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**



### Entrance

Double glazed front door to

### Hall

Oak flooring, coved ceilings, central heating radiator, under stairs cupboard

### Lounge 15'8" x 11'9" (4.8 x 3.6)

Double glazed bay window to front aspect, coved ceilings, stone effect fireplace, black marble inset, living flame gas fire, central heating radiator

### Extended Dining Room 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

### Superb Family Kitchen, Dining, Living Room 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

### First Floor

Stairway off the Hall to First Floor and Landing, central heating radiator

### Master Bedroom 16'8" x 13'5" (5.1 x 4.1)

Double glazed bay window to front aspect with seating, central heating radiator, coved ceilings

### En Suite Shower Room 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

### Bedroom 2 15'5" x 11'9" (4.7 x 3.6)

Double glazed bay window, central heating radiator

### Bedroom 3 10'5" x 10'1" (3.2 x 3.08)

Double glazed bay window, central heating radiator

### Family Bathroom 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

### Landing Area 8'6" x 6'10" (2.6 x 2.1)

Central heating radiator double glazed leaded window, possible study, stairs to loft room

### Top Level

### Bedroom 4/Play Room 14'1" x 12'9" (4.3 x 3.9)

2 Double glazed velux windows, five roof void storage cupboards, central heating radiator

### En Suite Wash Room

W.C and pedestal wash hand basin

### The Garage 17'6" x 10'3" (5.33m x 3.12m)

Integral with roller shutter door, power & light laid on, personal door to utility

### The Gardens

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

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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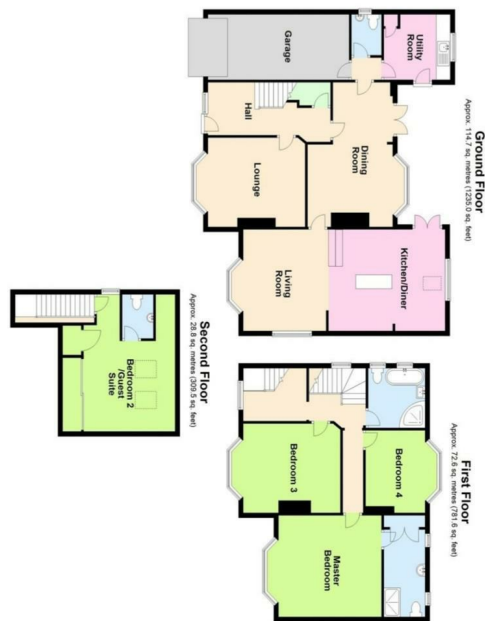








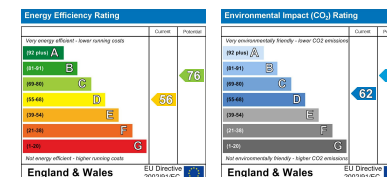




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