



3 Brookland Terrace  
Deganwy, North Wales LL31 9UN

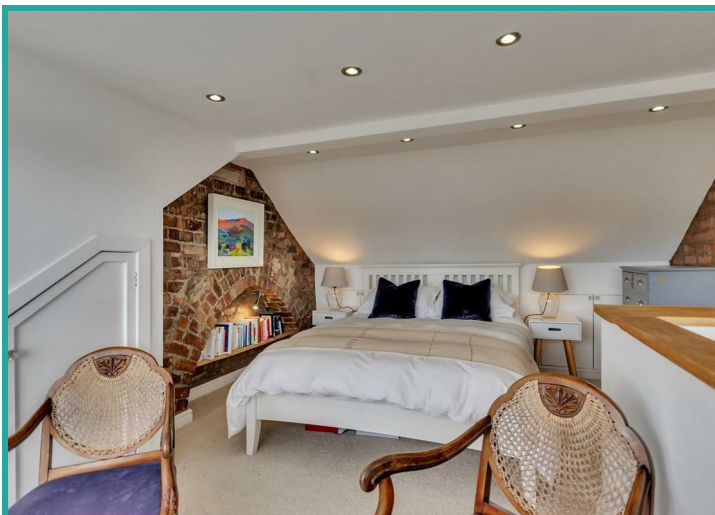
Asking Price £289,950



**STERLING**

ESTATE AGENTS & VALUERS

This stylish coastal home enjoys breathtaking views across the Conwy Estuary, towards the iconic Conwy Castle and surrounding mountains, offering a beautifully presented property in one of North Wales' most sought-after settings. Thoughtfully renovated throughout, the home blends original character with calm, contemporary interiors designed for modern coastal living. Upon entering, you are welcomed into a light and spacious 25' LIVING ROOM featuring warm wooden floors, a log burner, and bespoke oak features including a stylish built-in desk area, creating a space that feels both relaxed and functional. Large windows allow natural light to flood through the home, enhancing its bright and airy feel. The stunning south-facing KITCHEN BREAKFAST ROOM enjoys lovely views towards the estuary and mountains and has been imaginatively redesigned to create a sociable and stylish heart of the home. Leading from the kitchen is a practical UTILITY with WC and space for both a washing machine and tumble dryer. Upstairs, the property offers 2 BEDROOMS of differing proportions. The larger front bedroom benefits from built-in wardrobes and a bright, spacious feel, while the rear bedroom enjoys wonderful estuary, castle and mountain views, from which to enjoy the surrounding scenery. The beautifully appointed BATHROOM features both a freestanding bath and WALK IN SHOWER, alongside stunning views towards the water and mountains. A truly standout feature of the home is the spectacular LOFT CONVERSION currently used as a bedroom, with a huge picture window perfectly framing panoramic views across the estuary, Conwy Castle and surrounding mountains. Filled with natural light, this exceptional space would also make an inspiring creative workspace, studio, reading room or peaceful retreat space. The south-facing garden has been designed for easy maintenance, featuring stylish decking, gravel and ambient lighting, creating the perfect space for outdoor dining and relaxing. Ref CB8050



### Front Porch

Glazed inner door to

### Superb Lounge Living Room

25'4 x 11'4 (7.72m x 3.45m)

Double glazed bay window and useful storage box and seating, exposed floorboards, fitted wood burner. 2 vertical radiators, under stairs cupboard, stylish built-in desk area

### Superb Extended Fitted Kitchen

20'3 x 6'6 (6.17m x 1.98m)

Range of grey design base cupboards and drawers with cream granite work top surfaces, 4 ring electric hob unit, built in oven and stainless steel cooker hood, freezer recess, vertical radiator, Belfast sink, storage seating, double glazed french doors to rear gardens, built in dishwasher, electric heater

### Utility Wash Room

Wash hand basin, w.c, vertical radiator, plumbing for washing machine and dryer

### First Floor

#### Front Bedroom

12'3 x 10'2 (3.73m x 3.10m)

Exposed floorboards, central heating radiator, 2 double door wardrobe cupboards

#### Rear Bedroom

7'3 x 6'7 (2.21m x 2.01m)

Double glazed french door, stunning views, central heating radiator

#### Lovely Modern Bathroom

12'5 x 6'7 (3.78m x 2.01m)

On two levels with a raised wet room area and walk in shower, panel bath, 2 heated towel radiators, tiled surround, shaver point, vanity wash hand basin, mosaic tiled floor, double glazed window overlooking the stunning views

### Upper Floor

Stairway off the Landing

### Superb Loft Room

15'3 x 11'5 (4.65m x 3.48m)

Featuring a huge double glazed picture window overlooking the views to Conwy Castle, the mountains and the Estuary, 2 quaint double glazed windows in the dormer again overlooking the views, 2 feature exposed brick walls, roof void cupboard, cupboard and bookshelf. Currently used as a bedroom this room is filled with natural light, this exceptional space would also make an inspiring creative workspace, studio, reading room or peaceful retreat space.

### Outside

Outside, the south-facing garden has been designed for easy maintenance, featuring stylish decking, gravel and ambient lighting, creating the perfect space for outdoor dining and relaxing from morning through to evening sun. The garden also enjoys beautiful views towards the estuary and surrounding mountains, further enhancing the home's peaceful coastal setting. This exceptional coastal home perfectly captures the charm of North Wales living, combining timeless character, stylish interiors and outstanding estuary views. Early viewing is highly recommended.

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and website www.sterlingestates.co.uk

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Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate

Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.











Artist's impression, for illustration purposes only. All measurements are approximate.  
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