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3 bedroom semi-detached house for sale, 18 Llwyn Estyn, Deganwy LL31 (2250 GBP)

Location **Wales, Gwynedd**
https://www.freeadsz.co.uk/x-163132-z

This Semi-Detached Dormer Style Property enjoys a quiet cul-de-sac position, in a desirable location, and offers deceptively spacious accommodation briefly comprising: Entrance hall with cloakroom and integral door to the former garage, which is now in use as an office, lounge, dining room with double doors opening out onto the rear garden, and opening into the modern fitted kitchen, utility room, three double bedrooms and family bathroom. Upvc double glazing and gas central heating throughout. A block paved driveway allows ample off road parking at the front of the house with a gate leading into the good size garden at the rear, which has been landscaped for easy maintenance. Within close proximity to bus links, schools and shops, and within easy access to the A55 expressway.*SEMI-DETACHED HOUSE*THREE DOUBLE BEDROOMS*CUL-DE-SAC LOCATIONAccommodationUpvc double glazed front door with frosted leaded detail giving access to;Entrance Hall (17` 9`` x 3` 8`` 5.41m x 1.11m)Central heating radiator, coving to ceiling, wall mounted central heating thermostat, built in cloaks cupboard.CloakroomWall mounted wash/hand basin with tile splash-back and mirror over, dual flush low level w.c, ceramic tile flooring.Lounge (15` 11`` x 10` 11`` 4.85m x 3.32m)Central heating radiator, fitted electric coal effect stove on slate hearth with wooden mantle over, television aerial point, laminate flooring, front aspect upvc double glazed window with leaded detail, Dining Room (13` 3`` x 9` 11`` 4.04m x 3.02m)Central heating radiator, laminate flooring, rear aspect upvc double glazed windows with leaded detail and double doors leading out to the rear garden, archway into;Kitchen (11` 10`` x 9` 3.60m x 2.74m )Fitted with a range of modern wall, base and drawer units with roll edge worktops over, inset 1 1/2 bowl stainless steel sink unit with swan neck mixer tap, integral fridge/freezer, integral dishwasher, built in ``Hotpoint`` fan assisted electric oven and four ring ceramic hob with chimney style extractor hood over, inset lighting to ceiling, ceramic tile flooring, side and rear aspect upvc double glazed windows and door with leaded details leading out to the rear garden.Utility Room (7` 8`` x 4` 4`` 2.33m x 1.32m)High gloss roll edge worktops with space and plumbing for automatic washing machine and dryer below, fitted airing cupboard, central heating radiator, ceramic tile flooring, side aspect upvc double glazed window with opaque glass.From the Hallway there is an integral door into;Study (15` 3`` x 7` 10`` narrowing to 7` 5`` 4.65m x 2.39m x 2.26m )Central heating radiator, television aerial point, built in cupboard housing the ``Ideal`` gas central heating combination boiler, laminate flooring, side aspect upvc double glazed window.A turn staircase leads from the Entrance Hall up to First Floor Accommodation;Split LandingAccess to loft space, side aspect upvc double glazed window with lovely far reaching views across the hillside towards the mountains.Bedroom 1 (14` 10`` x 12` 11`` 4.52m x 3.94m)Central heating radiator, coving to ceiling, laminate flooring, front aspect upvc double glazed window with leaded detail.Bedroom 2 (12` 9`` x 10` 3.88m x 3.05m )Central heating radiator, coving to ceiling, laminate flooring, spotlighting, rear aspect upvc double glazed window.Bedroom 3 (11` 10`` x 9` 1`` 3.60m x 2.77m )Central heating radiator, coving to ceiling, spotlighting, laminate flooring, rear aspect upvc double glazed window.Bathroom (8` x 6` 5`` 2.43m x 1.95m)Beautifully tiled white suite comprising panel bath with chrome tap shower attachment, wall mounted wash/hand basin with mirror over, dual flush low level w.c, separate corner shower cubicle with Triton Aspira shower with adjustable heads, frosted glass screen, white ceiling with spotlighting, extractor fan, full height tiling with attractive relief borders, ceramic tile flooring, side aspect upvc double glazed window with opaque glass.OutsideA block paved driveway allows ample off road parking and leads to the attached single garage which could easily be reinstated. Home has a raised patio area with stone chippings, boundary fencing. A gate leads into the good size rear garden which is landscaped for easy maintenance offering decked paved patio seating areas with gravelled borders, dwarf retaining wall, boundary fencing, outside water supply, small garden store.Council Tax Band: ``E`` (provided by Energy Efficiency Rating.

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