



Old Meadows



Deganwy
Conwy, North Wales

Old Meadows

55 Albert Drive, Deganwy,
Conwy LL31 9RL

Approximate distances

- Conwy 1.5 miles
- Liverpool 55 miles
- Llandudno 3 miles
- Manchester airport 75 miles
- Holyhead 40 miles
- Chester 45 miles



a substantial family home with Art Deco influences set in just under an acre

front porch • reception hall • sitting room • drawing room • dining room • kitchen • indoor pool and jacuzzi back kitchen/utility • cloakroom and wc • 5 bedrooms bathroom • storage rooms • just under 1 acre of garden development potential



situation

Deganwy is situated on the picturesque River Conwy Estuary opposite the UNESCO heritage site of Conwy castle. The town is home to the 5 Gold Anchors award winning Deganwy Marina with the Quay Hotel and Spa with its award winning restaurant close by, as well as a range of other restaurants, shops and a primary school. The property is just over one mile from the A55 dual carriageway and forty five miles from Chester.

The mainline station close by of Llandudno Junction serves Chester, Liverpool, Manchester, Holyhead and London.

description

Old Meadows is situated on a quiet residential road, but within easy reach of the shops and amenities. The house, which is believed to date from around 1925, is an attractive property which has been sympathetically extended to create an excellent family home. There is potential for some refurbishment and modernisation as well as potential rationalisation of the floor space to suit the requirements of contemporary living.



The plot extends to just under 1 acre with the house sitting in an elevated position nicely set back from Albert Drive. A private drive runs down to the front of the house where is ample space for turning and parking. There are formal and well established gardens to the front and rear of the house, as well as a more informal woodland walk towards the bottom end of the plot.

In addition to the main house, there is an annexe forming part of the garage block used as an office. This could easily be used as ancillary or guest accommodation.

The house enjoys a number of fine architectural features typical of the period. Over the front door there is a beautiful plaster frieze and the windows on the front elevation are all leaded lights. Internally the reception hall and dining room are panelled, while the dining room also features a minster style fireplace and wooden strip flooring.

accommodation

The enclosed front porch opens into a distinguished panelled entrance hall providing access to the sitting room, drawing room and dining room. From the entrance hall, a passage leads to the main kitchen as well a well-equipped back kitchen/utility, cloakroom and WC as well as useful storage cupboards. At the far end of the house a door opens into a large leisure suite featuring an indoor heated pool, shower and Jacuzzi (not commissioned). The far wall is glazed and provides direct access out onto the rear terrace and to the gardens.

A turned staircase rises from the entrance hall to the first floor landing giving access to 5 bedrooms and a family bathroom. Bedroom 2 has walk in storage space which could easily be converted to an en-suite shower room, while off the landing there are 3 walk in storage cupboards which provide the opportunity for additional bathroom facilities.

outside

The gardens are undoubtedly a fine feature of the property with formal lawns and planting close to the house and a lovely informal wooded area beyond. There are many fine deciduous and evergreen trees within the garden including a number of pines, silver birch and a beautiful copper acer.

services

Gas central heating, electricity, mains water and drains are all connected. None of the services have been tested and prospective purchasers are requested to make their own enquiries of the relevant authorities.

future development value

The site is believed to have potential for redevelopment with multiple residential units. The property will be sold subject to a reservation of a proportion of any value released by the grant of planning permission for more than one dwelling. Further details will be provided upon request.

directions

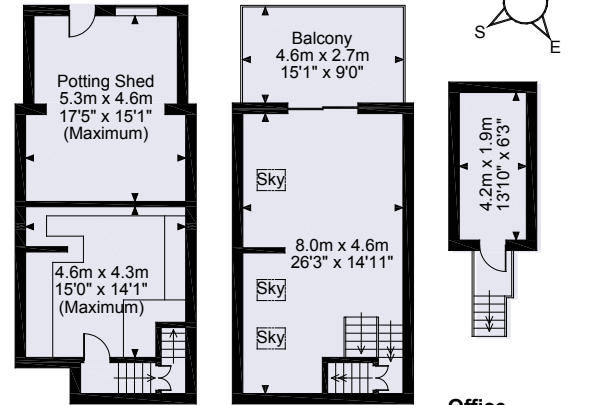
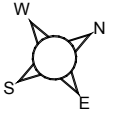
Travelling west, leave A55 dual carriageway at junction 18. Take the fourth exit of the roundabout, the second exit of the next roundabout and the second exit of the third one (A546 Llandudno). After just 200 metres take the first right. Immediately follow Albert Drive around to your left. Continue for about 500 metres until just after the top of a steep rise and the property is the second one on your left.

viewings

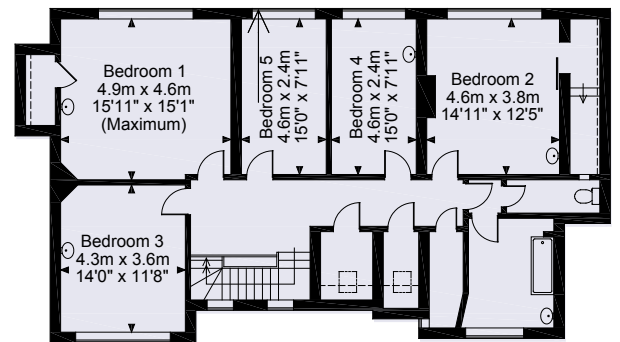
Strictly by appointment through the selling agents, Fisher German Denton Clark 01244 409660,



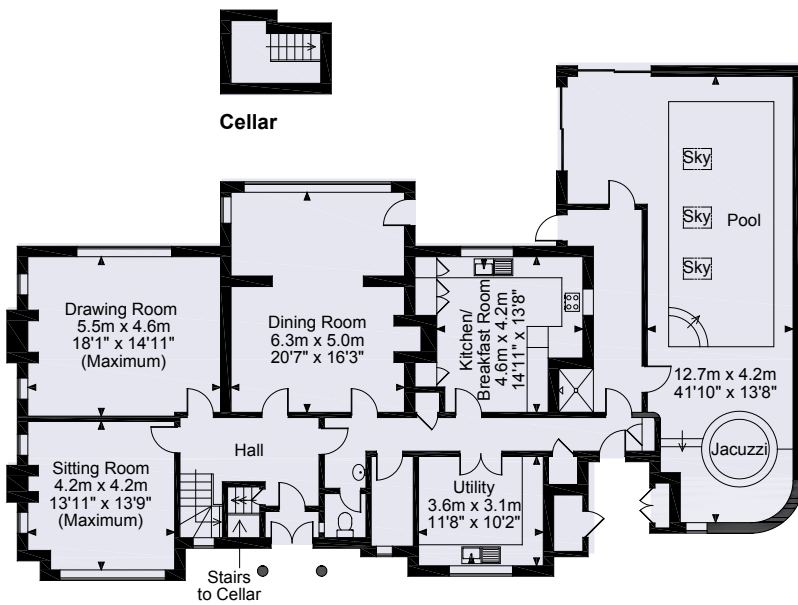
Albert Drive, Deganwy, Conwy
Approximate Gross Internal Area
Main House = 3707 Sq Ft/344 Sq M
Potting Shed = 246 Sq Ft/23 Sq M
Office Building = 725 Sq Ft/68 Sq M
Total = 4678 Sq Ft/435 Sq M
 Quoted Area Excludes 'External Cupboards'



Office Ground Floor Office First Floor Office Second Floor



Main House First Floor



Main House Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

