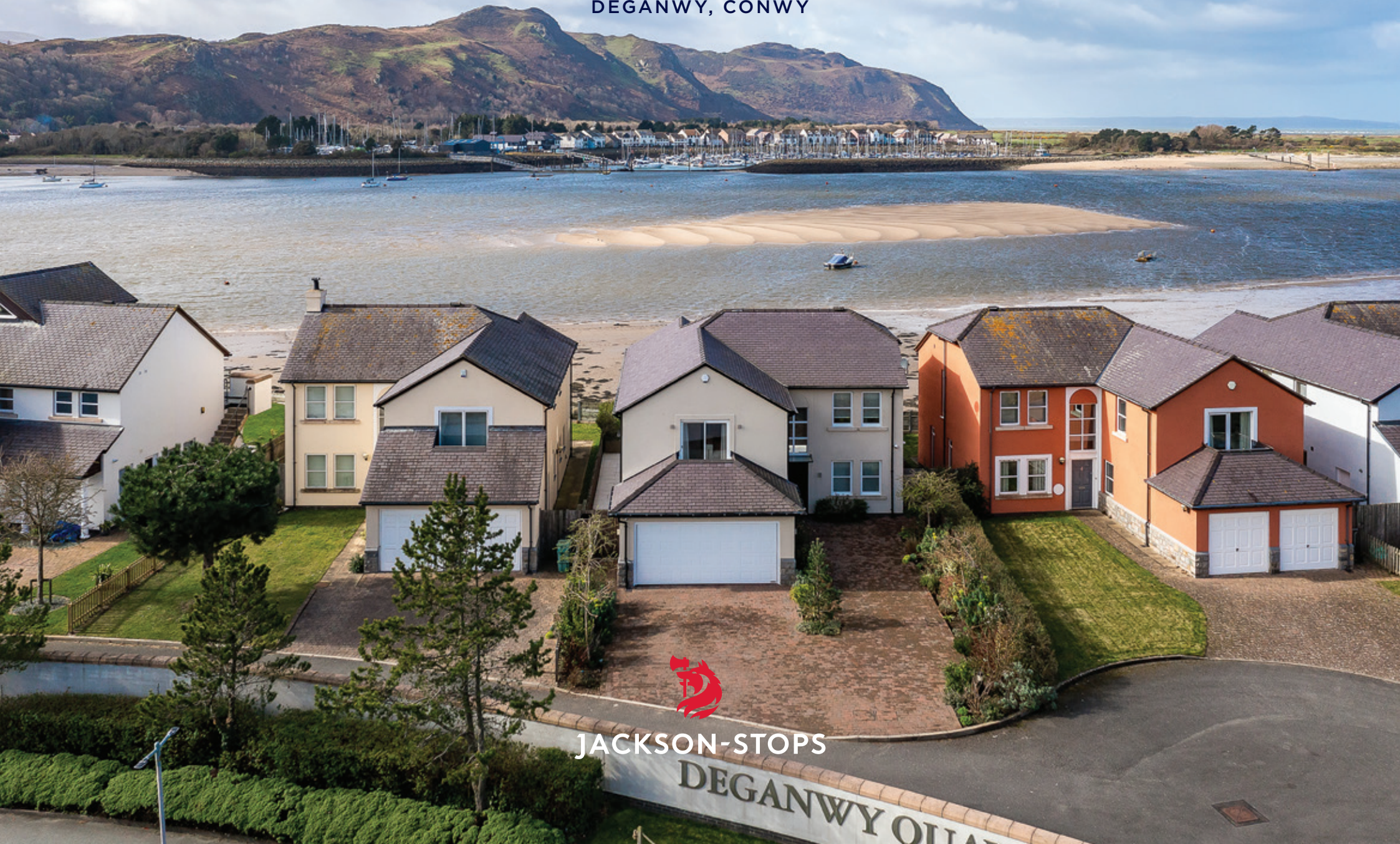


5 DEGANWY QUAY

DEGANWY, CONWY



JACKSON-STOPS

DEGANWY QUAY

**5 DEGANWY QUAY
DEGANWY, CONWY, LL31 9DQ**

TOTAL APPROX. GROSS INTERNAL AREA: 2307 SQ FT / 214.37 SQ M

AN IMMACULATELY PRESENTED COASTAL
PROPERTY FINISHED TO AN EXTREMELY
HIGH STANDARD, OCCUPYING A STUNNING
LOCATION OVERLOOKING THE WATER AND
WITH WONDERFUL VIEWS



DISTANCES

LLANDUDNO 2.5 MILES

A55 2 MILES

BANGOR 19 MILES

CHESTER 45 MILES

LIVERPOOL 55 MILES

(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Entrance Hall
- Stunning open plan kitchen with living area and access to Terrace
- Utility
- Cloakroom/WC
- Three Double Bedroom Suites
- Integral Garage
- Parking for several vehicles
- Terrace





DESCRIPTION

5 Deganwy Quay is a detached modern house which is situated in a spectacular waterfront position in North Wales, facing west over the estuary with the mountains, sea and Anglesey in the background. Forming part of the Deganwy Quay development, the property was comprehensively reconfigured and renovated in 2022 to an exceptional standard throughout, and now comprises a superbly appointed coastal home, finished to a ultra high specification.

The property has been designed with modern living in mind, with large open plan kitchen and living area opening directly to a stunning terrace with awnings overlooking the view. At first floor level there are three double bedroom suites, luxuriously appointed throughout with automatic curtains, blinds and shears. The house has under floor heating to ground and first floors, and a sophisticated Lutron system which can control the lighting, sound, heating and curtains within the property, both in person and remotely.





The entrance hall is light and airy with double sliding doors opening to the living room with the majority of the rear wall made up of bifolds to maximise the view. The kitchen incorporates a range of bespoke wall units and central island by Italian brand Pedini, with extensive cupboards and drawers, NOVY gas hobs, and integrated Gaggenau appliances to include oven, grill and warming drawer, fridge/freezer and dishwasher. At the opposite end of the room is a range of further floor cupboards, feature gas fire, and wall mounted TV. There is plenty of space for sofas, comfy chairs and dining table and chairs, and bay window with further bifolds to the terrace. The flooring is Creation Bianco porcelain tiles, which extend across the whole of the ground floor. A fully fitted utility provides excellent storage with further Gaggenau fridge/freezer and wine fridge, along with plenty of cupboards and plumbing for washer/dryer. There is also a separate cloakroom with W.C.

At first floor level the living spacious is every bit as impressive with three suites, each with fully fitted wardrobes and bedside furniture, and en-suite shower rooms incorporating quality tiling and sanitary ware by Artlinea and Dornbracht. The master suite is particularly spacious and has sliding doors to a balcony facing the water, as well as fitted hidden TV at the foot of the bed.



LOCATION

5 Deganwy Quay occupies a stunning location overlooking the Conwy Estuary against the backdrop of the mountains and the sea in the distance. The property is within walking distance of Deganwy with its parade of shops, restaurants and marina, with the Deganwy Quay Hotel offering leisure & spa facilities.

The nearby historic town of Conwy is just a short distance across the estuary offering a more comprehensive range of services with supermarkets and high street banks. On the recreational front there are scenic walks on the beaches & coastal path and for the boating enthusiast there is immediate access to the sea with superb sailing and boating around the Irish Sea. For the golfers there are 3 courses close by. Further inland there are numerous outdoor centres with mountain biking, walking and climbing in Snowdonia as well as white water sports. On the educational front there are state schools locally complemented by private schools including St Davids College on the edge of Llandudno, Rydal Penrhos at Colwyn Bay and the King's and Queen's Schools in Chester.

COMMUNICATIONS

5 Deganwy Quay is conveniently situated within close proximity of the A55 Expressway allowing for ease of travel along the North Wales coast to Chester and all areas of commerce throughout the region. Beyond Chester access is gained to the M53 & M56 motorways connecting to Liverpool & Manchester which are both served by international airports. For travel to London there is a regular rail service from nearby Llandudno Junction to Chester from which there is a sub 2 hour service to Euston.



OUTSIDE

To the front of the house is a block sett drive with parking for several vehicles, and dense shrub and herbaceous borders. Along both sides of the house are paths which lead to a wonderful tiled terrace which spans the width of the plot and is accessed directly from the kitchen and living area. This is a superb outdoor entertaining area and from which there are spectacular views across the estuary to Conwy and the mountains. The terrace enjoys good privacy and has planters on three sides with glass balustrade framing the view.

PROPERTY INFORMATION

Address: 5 Deganwy Quay, Deganwy, Conwy, LL31 9DQ.

Tenure: Freehold with vacant possession.

Service Charge: There is an annual service charge payable, currently circa £200 per quarter.

Services: Mains water, electricity, gas and drainage. Fibre Broadband connection. Monitored burglar alarm and outdoor lighting.

Local Authority: Conwy Borough Council - T: 01492 574000

Council Tax: Band H - £4642.00 payable 2025/2026.

Fixtures & Fittings: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment via Jackson-Stops, Chester office - T: 01244 328 361

Directions: Exit the A55 at the Conwy & Llandudno junction and follow the A546 signposted Deganwy. By the tram crossing in Deganwy turn left into Deganwy Quay, and at the mini roundabout take the third exit. Number 5 will be seen towards the end on the left hand side.

what3words: ///ponies.plodding.accented

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

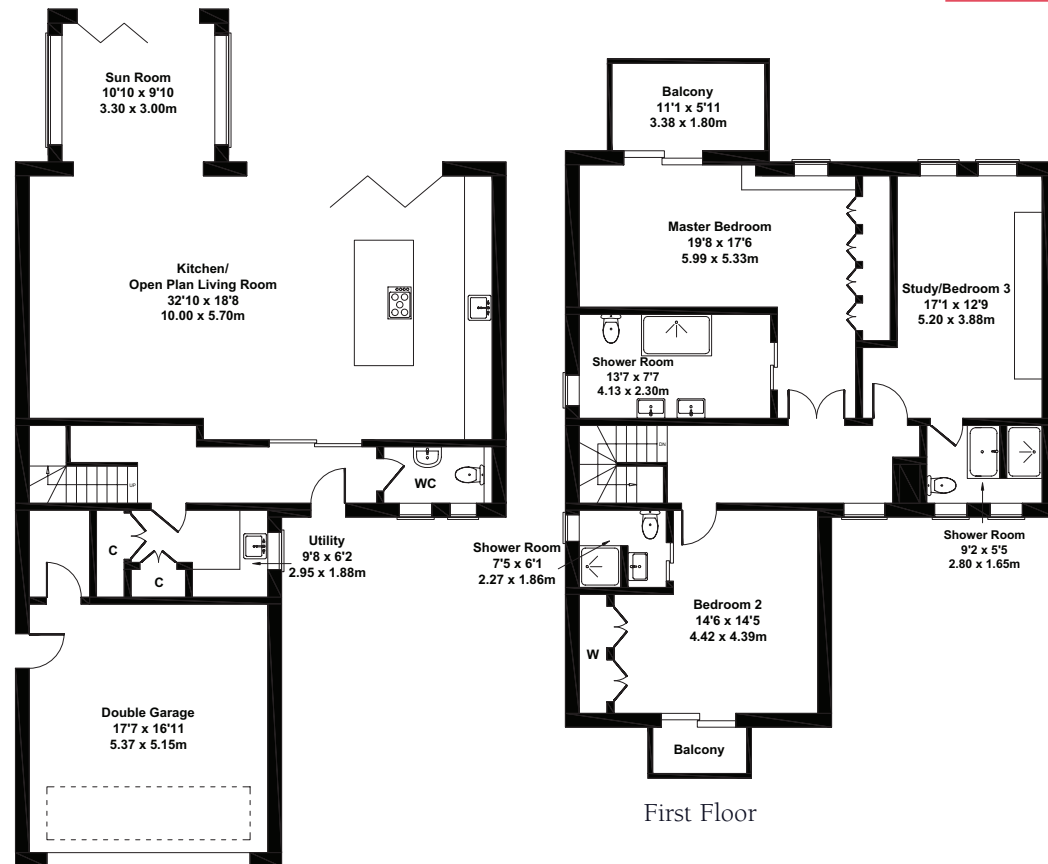
5 DEGANWY QUAY

APPROXIMATE GROSS INTERNAL AREA:

HOUSE = 1981 SQ FT / 184.08 SQ M

GARAGE = 326 SQ FT / 30.29 SQ M

TOTAL = 2307 SQ FT / 214.37 SQ M



Ground Floor

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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