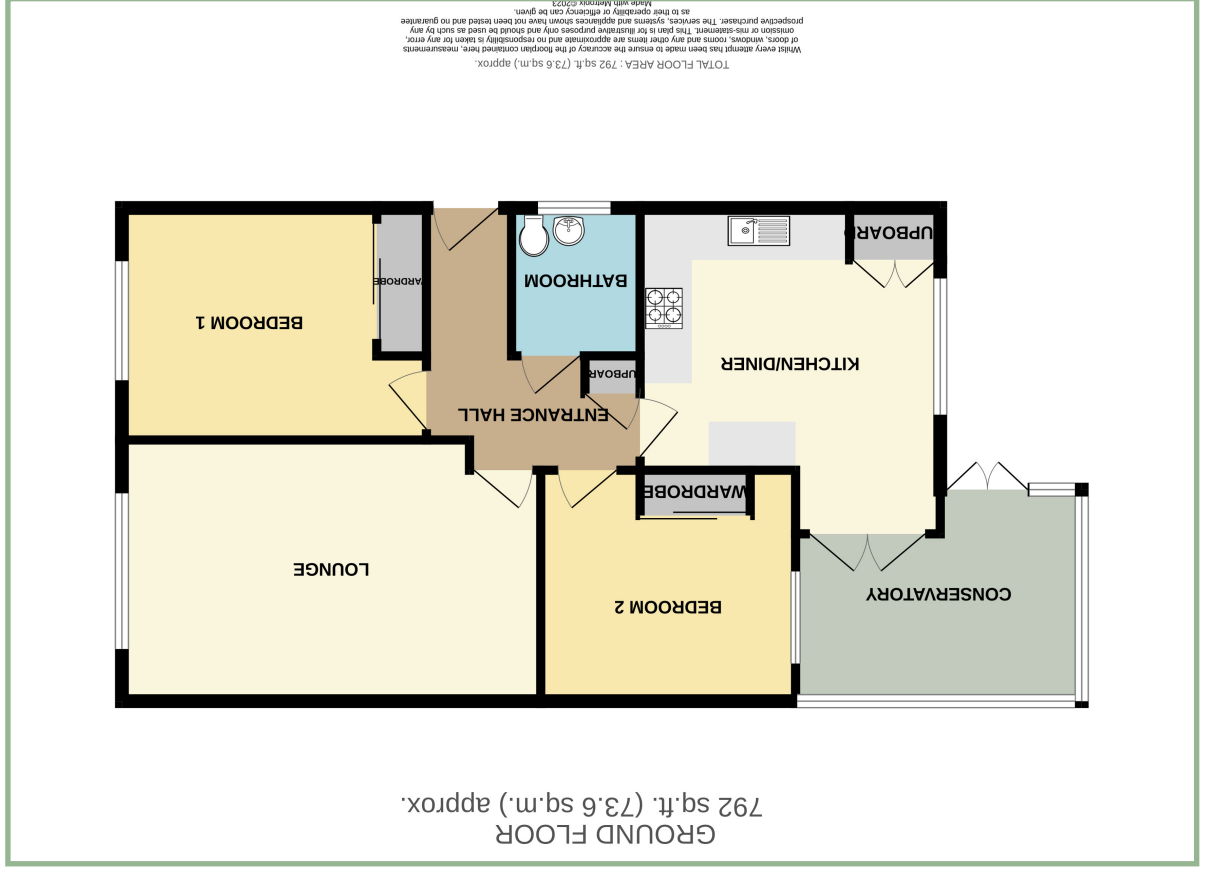


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Well Presented Two Bedroom Semi-Detached Bungalow

Description

A beautifully presented two-bedroom semi-detached bungalow located in the sought after residential location of Deganwy, within a short distance of amenities, Llandudno, Conwy and the A55.

The property enjoys far reaching countryside views, situated in a cul-de-sac just off Albert Drive, providing a quiet yet central location. The property has been modernised throughout and provides a spacious well-planned living space with ample light and storage.

The accommodation comprises; Entrance hall with storage cupboard, a sizeable Lounge Room with picture window enjoying the views to the front aspect with electric fire; two double bedrooms with fitted wardrobes allowing plentiful floor space; Family bathroom with shower over the bath; Kitchen/Diner with modern fitted units, gas hob, electric oven and space for a fridge freezer and dining table. From the Kitchen leads the UPVC Conservatory accessible via French Doors, which is a great additional reception room, which has French Doors out onto the private rear garden.

To the rear; the garden has a lower patio area, grass laid to lawn and a tiered upper patio area – perfect for entertaining and enjoying the sunny garden. The property has a detached garage with up and over door, and gated access to the rear. To the front; there is grass laid to lawn, with a sizeable driveway for two to three cars with front gates, making it ideal for pets and children. UPVC double glazing throughout and gas fired central heating.

Viewing is highly recommended to appreciate all this immaculate property has to offer, which can be moved straight into and enjoyed.

- ✓ IMMACULATELY PRESENTED SEMI-DETACHED TWO-BEDROOM BUNGALOW
- ✓ SITUATED IN A QUIET CUL-DE-SAC IN A SOUGHT-AFTER LOCATION
- ✓ DETACHED GARAGE WITH AMPLE OFF-ROAD PARKING & CONSERVATORY
- ✓ MODERN DECOR THROUGHOUT
- ✓ ENJOYS COUNTRYSIDE VIEWS

Lounge

17' 11" x 11' 2" 5.46m x 3.40m



Bedroom One

13' x 9' 11" 3.96m x 3.02m



Bathroom

6' 2" x 5' 6" 1.87m x 1.67m



Bedroom Two

10' 11" x 9' 11" 3.32m x 3.02m



Kitchen

14' 5" x 11' 5" 4.39m x 3.48m



Conservatory

12' 2" x 6' 4" 3.71m x 1.93m

Garage

Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

Directions

From our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Turn right onto Albert Drive and bear round to the left, proceed towards the end of the road and turn right onto Llwyn Estyn, then left onto Tan Y Berllan where number 29 can be located directly ahead.

Council Tax Band: C (provided on www.voa.gov.uk)

Energy Performance Rating - D

2 Bedroom Semi-Detached Bungalow

29 TAN Y BERLLAN
DEGANWY
CONWY
LL31 9RD

£229,950

REDUCED FROM £250,000

Reference Number: FP7720

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100

fax: 01492 583616

email: conwy@fletcherpoole.com

web: www.fletcherpoole.com

