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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

71 | C



SOUTHGATE, 18A TY MAWR ROAD, DEGANWY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Three Bedroom Townhouse With Stunning Views

Description

An impressive town house in an elevated position, set over 3 floors, enjoying stunning views to the rear towards Conwy Castle and the Conwy Valley, the estuary, Conwy Marina, and Conwy Mountain.

This is a fantastic opportunity to purchase a unique property with scope for further development. The property is located in the sought-after residential area of Deganwy, not far from the waterfront, village centre and just a short drive from both historic Conwy and the bustling Victorian resort of Llandudno. With golf courses and both Conwy and Deganwy Marina's close by, the beautiful coastal path is practically on your doorstep and the Snowdonia National Park is easily accessible. Viewing is highly recommended.

To the ground floor; entrance hallway through to the second bedroom with an en-suite bathroom with double doors out on to the raised patio, Utility Room with rear access to a second patio area. On the half landing there is a WC. To the first floor, a large part open-plan kitchen/dining/living room. The fitted kitchen enjoys views up to The Deganwy Vardre with space for a gas cooker, extractor, and fridge freezer, opening on to the dining room with under stair storage. The superb lounge has a picture window taking in the outstanding views. A further staircase leads up to the second floor, which provides further storage, the Master Bedroom with fitted wardrobe space, and En-Suite Shower Room.

Outside; the property has off road parking and a garage. There is a sizeable garden on the lower level which is laid to lawn and patio seating area with steps up to the additional patio areas.

Planning permission has been granted to extend the ground floor and create a spacious kitchen/diner on the ground floor to maximise the views and create a fantastic space for entertaining. The first floor would then have the Living Room, the second bedroom and spacious bathroom, then the Master Bedroom and En-Suite upstairs to the second floor. Planning number: 0/50120.

- ✓ SPACIOUS THREE BEDROOM TOWN HOUSE WITH OUTSTANDING ELEVATED VIEWS TOWARDS CONWY CASTLE, THE CONWY ESTUARY & DEGANWY VADRE
- ✓ SET OVER THREE FLOORS, WITH TWO EN-SUITE BEDROOMS
- ✓ RECENTLY IMPROVED, REDECORATED & RE-CARPETED/FLOOR COVERINGS
- ✓ PART OPEN PLAN SPACIOUS LIVING ROOM & KITCHEN/DINER
- ✓ OFF ROAD PARKING AND GARAGE
- ✓ TO THE REAR IS A LARGE GARDEN AND PATIO AREA WITH STUNNING VIEWS
- ✓ NEW WINDOWS & DOORS

Hallway

10' 8" x 9' 5" including stairs 3.25m x 2.87m

Ground Floor Cloakroom

4' 4" x 3' 6" 1.33m x 1.06m

Ground Floor Bedroom Two

16' 7" including bath area x 10' 2" 5.05m x 3.10m

Utility Room

7' x 4' 10" 2.15m x 1.47m

Dining Room

14' 1" x 6' 9" 4.28m x 2.05m

Lounge

12' 1" x 14' 10" 3.68m x 4.52m



Kitchen

13' 3" x 8' 2" 4.04m x 2.48m



Bedroom Three

14' 9" x 8' 2" 4.49m x 2.49m



Bedroom One

16' x 13' 4" 4.88m x 4.07m



En-Suite Shower Room

10' 2" x 6' 3" 3.09m x 1.90m

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. Take the first exit at the roundabout towards Llandudno. Turn right onto Pentwyn Road, then take your first left onto Ty Mawr Road, continue on this road for a short distance, where the property can be found on the left.

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

Energy Efficiency Rating: E

3 Bedroom Townhouse

Southgate
18a Ty Mawr Road
Deganwy
Conwy
LL31 9UD

NO CHAIN
£425,000

Reference Number: FP7620
26/3/2024

Fletcher & Poole,
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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:

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web: www.fletcherpoole.com

