

From our Conwy office proceed left into Uppergate Street through the arch bearing left onto St. Agnes Road, bear right onto Hendre Road in the direction of Llechwedd. Proceed along this road passing the turning for Berthllwyd Hall, continue along this road where 'Clynnog' can be found on the left after approximately 1.5 miles.

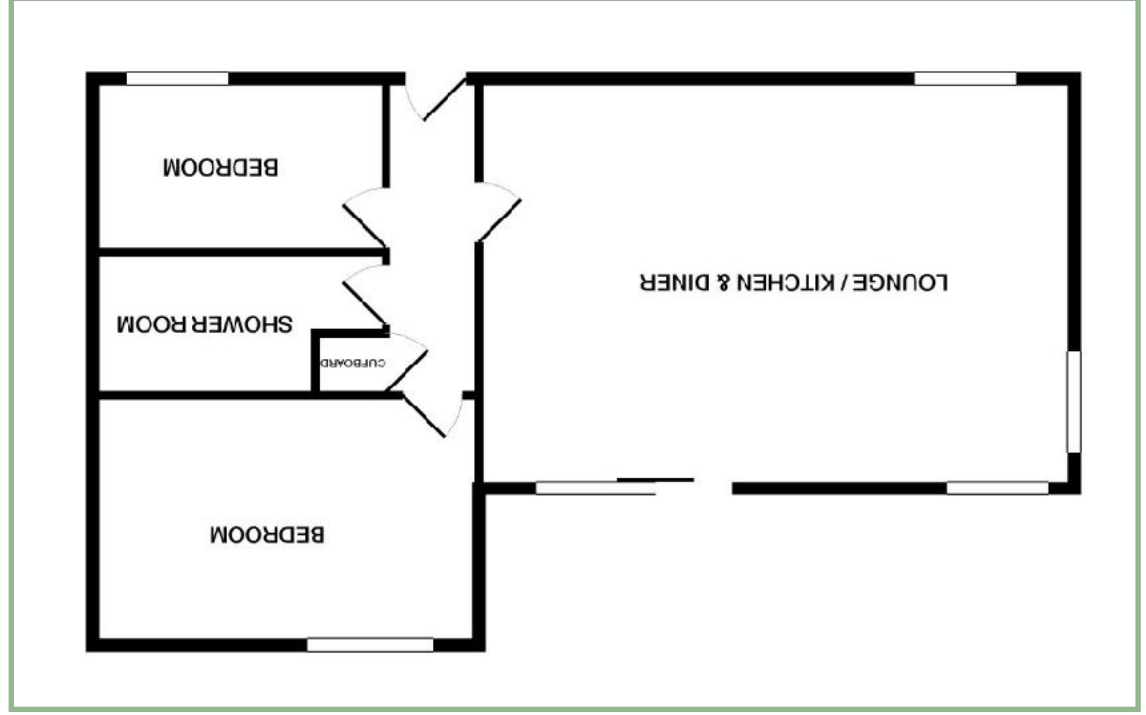
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the

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Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	74 C
81-91	B		
92+	A		



Beautifully Presented Two Bedroom Ground Floor Apartment Enjoying Stunning Views

Description

Beautifully presented two bedroom apartment enjoying fantastic views over towards the Conwy mountains and sea views across to Anglesey. Situated between Llandudno and Conwy, Deganwy is a popular seaside town with a variety of local shops and restaurants.

The property would also make an ideal holiday home or main residence.

The well planned accommodation comprises: entrance hallway, open plan lounge, kitchen and dining area with integrated fridge with freezer top box, slimline dishwasher, space and plumbing for a washing machine, gas hob & electric oven. Two bedrooms and shower room.

UPVC double glazing an Viessmann gas combination boiler.

To the outside there is a low maintenance patio area and parking space.

- ✓ ENJOYS FANTASTIC MOUNTAIN & SEA VIEWS
- ✓ LOCATED CLOSE TO THE BEACH FRONT
- ✓ RECENTLY REFURBISHED KITCHEN
- ✓ IMMACULATELY PRESENTED THROUGHOUT
- ✓ LEASEHOLD
- ✓ NO CHAIN

Open Plan Lounge/Kitchen/Diner

21' 6" x 14' 11" 6.56m x 4.54m



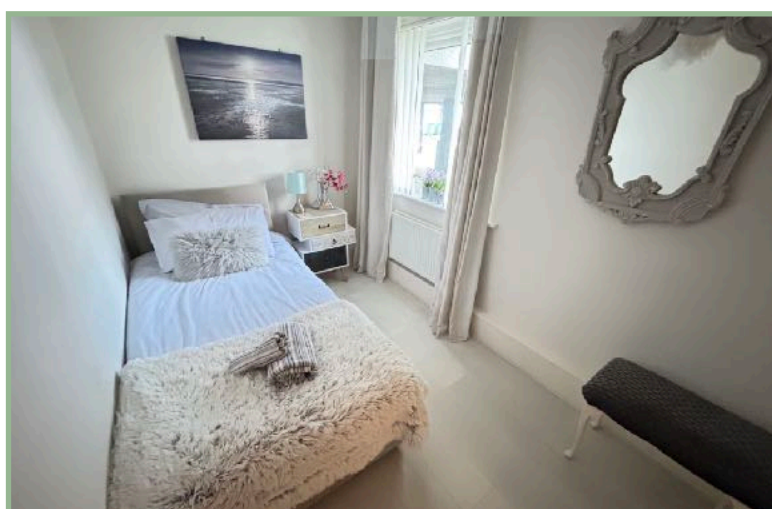
Bedroom One

14' 1" x 8' 5" 4.29m x 2.56m



Bedroom Two

10' 9" x 6' 6" 3.27m x 1.98m



Shower Room

10' 9" x 5' 5" 3.27m x 1.65m



Agent's Notes: Property is leasehold for 999 years from 1991. Service charge of approximately £1600 per annum.

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 Conwy and is within easy access of the A55 dual carriageway.

Directions

From Conwy cross over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along Glan y Mor Road and onto Deganwy Road. Pass through the village of Deganwy and continue in the direction of Llandudno. After a short distance take the left turn into Deganwy Beach, bear left where number 24 can be found at the bottom left hand side.

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

Energy Efficiency Rating: C

2 Bedroom Ground Floor Apartment

24 Deganwy Beach
Deganwy
Conwy
LL31 9YR

NO CHAIN

£214,995

Reference Number: FP7921

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

