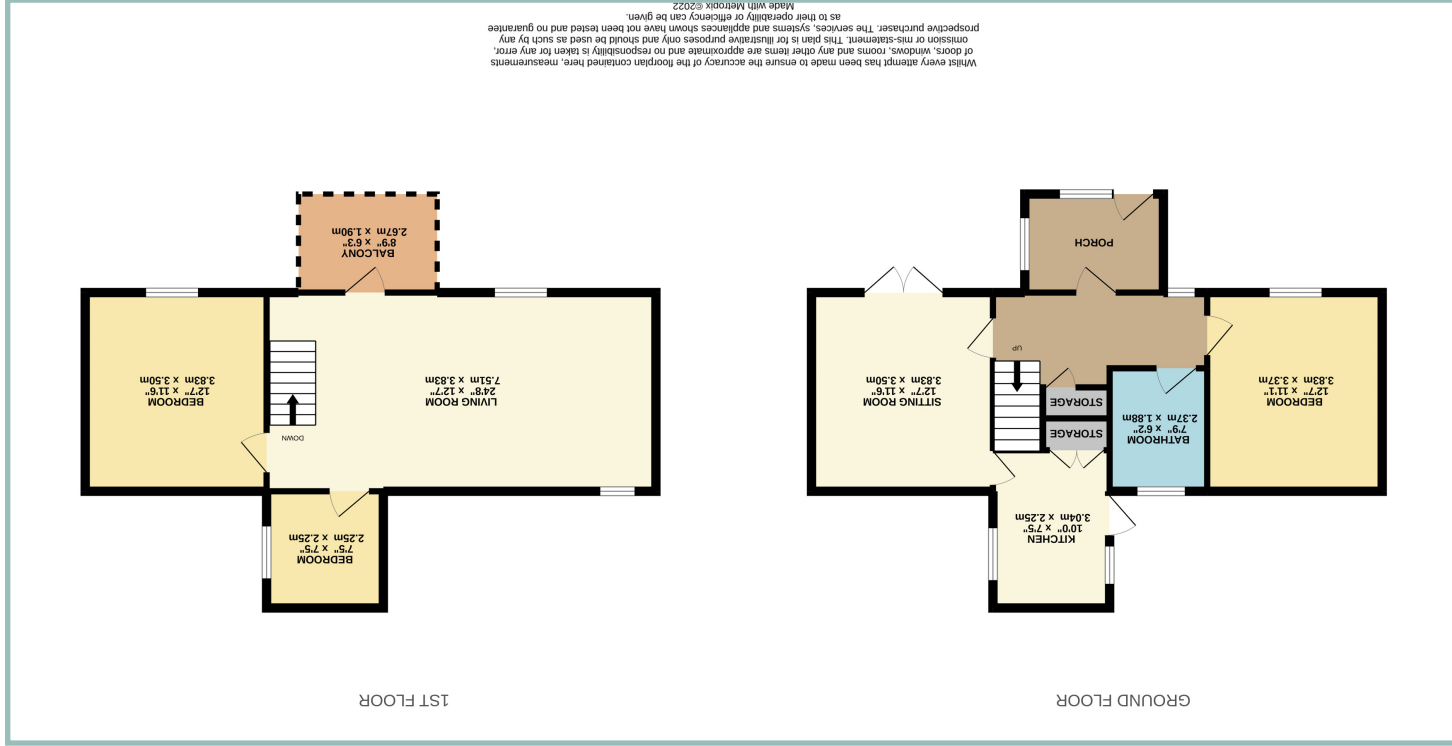


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

Fletcher & Poole
DIAMOND COLLECTION



Three Bedroom Detached Cottage In Sought After Location

Description

A detached three bedroom cottage built circa 1899, brimming with lovely character features, situated in a highly sought after location, and enjoying views over towards Conwy town, the estuary and the mountains.

The accommodation comprises: Good size entrance porch/sun room, hallway, sitting/dining room with exposed beams, slate floor, french doors onto the front garden and a feature fireplace with exposed stonework. Kitchen with integrated electric oven, hob and fridge, space and plumbing for a dishwasher and washing machine. Ground floor bedroom and modern four piece bathroom with free standing bath. To the first floor: Superb lounge with apex ceiling and exposed beams, a further door leads out onto the balcony and two further bedrooms. Mostly timber single glazed and part UPVC double glazing and gas fired Ideal combination boiler.

Stablau Cottage occupies a good size plot with driveway parking and a large garage with eaves storage, power and light. There are beautifully landscaped gardens with several private seating areas to include a seating area outside of the sitting/dining room, raised flagged and decked areas to the rear with lawned areas to the front and three timber storage sheds.

Entrance Porch/Sun Room

12' 11" x 5' 10" 3.94m x 1.78m



Hallway

12' 2" x 8' 2" max 3.71m x 2.49m



- * DETACHED CHARACTER COTTAGE BRIMMING WITH PERIOD FEATURES
- * SLATE FLOOR, EXPOSED BEAMS & FEATURE STONEMWORK
- * SITUATED IN A HIGHLY SOUGHT AFTER LOCATION
- * OCCUPIES A GOOD SIZE PLOT WITH LOVELY GARDENS
- * ENJOYS VIEWS TOWARDS CONWY, THE ESTUARY & THE MOUNTAINS
- * VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE CHARM & QUIRKINESS OF THIS LOVELY HOME

3 Bedroom Detached Cottage

STABLAU COTTGE
7 WARREN ROAD
DEGANWY
CONWY
LL31 9SU

£395,000

Reference Number: FP7444

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



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. Bear left at the roundabout towards Llandudno. Take the first right, bear left onto Albert Drive, follow this road, take a left onto Warren Drive, continue along this road to the end and turn right onto Warren Road where number 7 can be found on the left.

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

Energy Efficiency Rating: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



Three Bedroom Detached Cottage In Sought After Location

3 Bedroom Detached Cottage

STABLAU COTTGE
7 WARREN ROAD
DEGANWY
CONWY
LL31 9SU

Sitting/Dining Room

12' 7" x 11' 7" 3.83m x 3.53m



Lounge

24' 1" x 12' 8" 7.34m x 3.86m



£395,000

Reference Number: FP7444

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Bedroom Three

12' 5" x 11' 4" 3.78m x 3.45m

Bedroom One

12' 10" x 11' 8" 3.91m x 3.55m



Bedroom Two

10' x 7' 4" 3.05m x 2.23m



Bathroom

7' 5" x 6' 1" 2.26m x 1.85m



Garage

17' 9" x 14' 1" 5.41 x 4.29m Power and light, eaves storage.