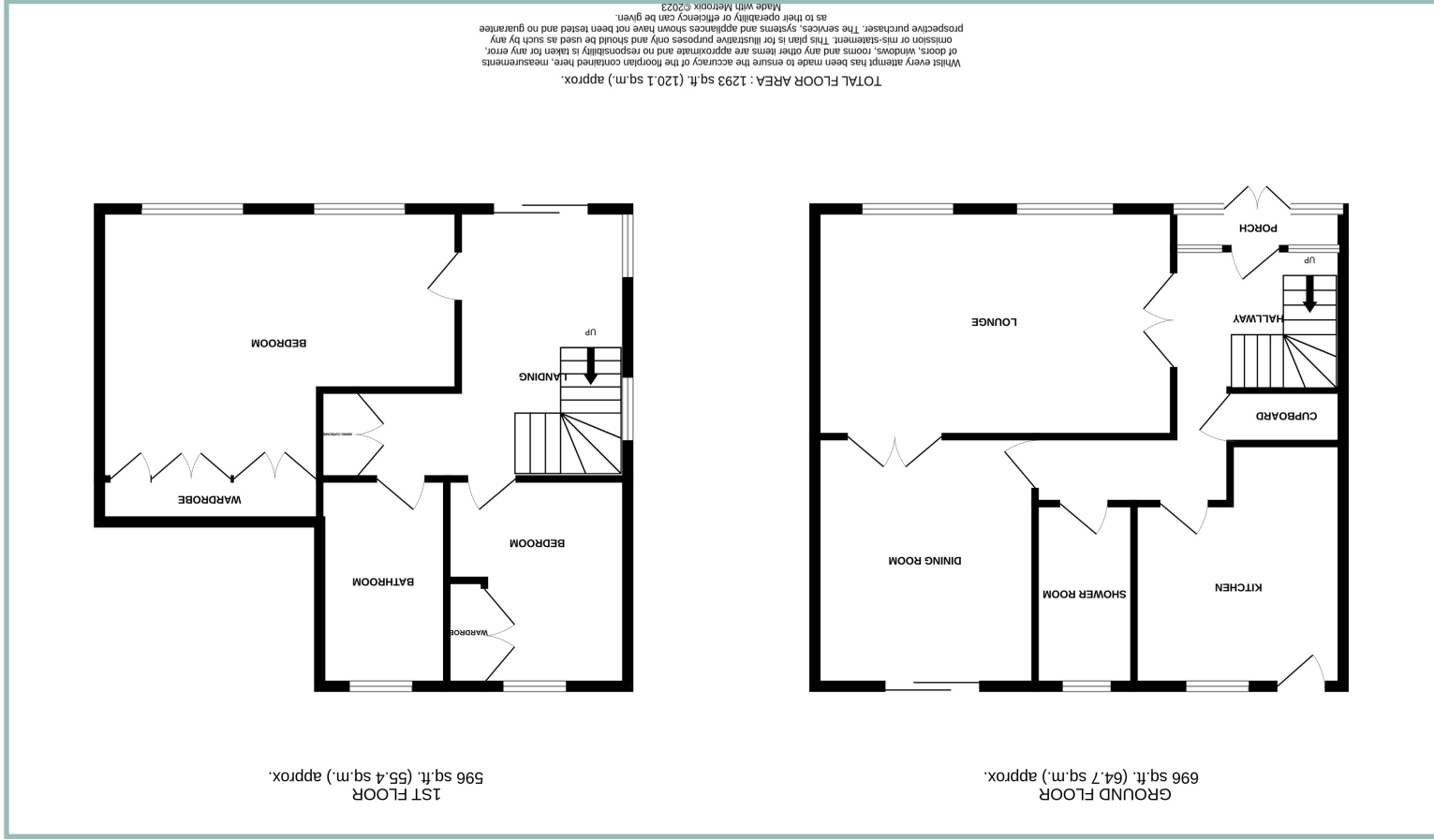


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Two Bedroom Detached Home In Sought After Location

Description

A light and spacious two bedroom detached home situated in a highly desirable cul-de-sac location, enjoying the most superb views over Conwy mountain, the sea, Carneddau mountains and the Vardre. This property needs to be seen to fully appreciate its potential.

Located for easy access to Deganwy village, the link road to Llandudno and lovely walks over the Vardre. The well planned accommodation comprises: Entrance porch, good size hallway with store cupboard, light and airy lounge with double doors through to the dining room which has sliding patio doors onto the rear garden. Kitchen with electric oven and hob, space and plumbing for a washing machine and low level fridge and freezer. Shower room with walk-in shower cubicle. A turned staircase leads to a superb galleried landing with sliding door and Juliette balcony where the breathtaking views and sunsets can be enjoyed. Large master bedroom with built in wardrobes. A second double bedroom with built in wardrobe and bathroom. UPVC double glazing and gas fired central heating boiler with separate hot water cylinder.

To the outside there are double gates leading to a block paved driveway, double garage with electric door. There is a front garden laid to lawn with established planting. A gate provides access to the rear garden which is mainly laid to lawn with a flagged seating area and greenhouse.

- * ENJOYS SUPERB FAR REACHING VIEWS
- * SITUATED IN A HIGHLY DESIRABLE CUL-DE-SAC LOCATION WITHIN A SPACIOUS PLOT
- * LIGHT & SPACIOUS ROOMS
- * IN NEED OF MODERNISATION, BUT WITH ENDLESS POTENTIAL
- * NO CHAIN

Porch

8' 11" x 2' 2" 2.71m x 0.65m

Hallway

9' 5" min x 13' 5" 2.87m x 4.09m



2 Bedroom
Detached House

10 BRYN Y COED
DEGANWY
CONWY
LL31 9RW

NO CHAIN

£360,000

REDUCED FROM £395,000

Reference Number: FP7626

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, proceed up the road, turn left onto Bryn y Coed where number 10 can be found on the right.

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

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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Lounge

18' 10" x 12' 5.74m x 3.66m



Bedroom One

18' 10" x 14' 2" 5.74m x 4.31m



Dining Room

13' 1" x 11' 7" 3.99m x 3.53m



Bedroom Two

11' 3" x 8' 11" 3.43m x 2.71m



Kitchen

13' x 11' 1" 3.96m x 3.38m

Shower Room

9' 8" x 5' 2" 2.94m x 1.57m



Bathroom

8' 11" x 5' 3" 2.71m x 1.60m



Landing & Stairs

14' 2" max x 11' 3" 4.31m x 3.43m



Garage

17' 11" x 15' 8" 5.46m x 4.77m Electric door.

