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www.fletcherpoole.com

Fletcher & Poole



Deceptively Spacious Four Bedroom Mid Terrace Mews House

Description

An immaculately presented four bedroom mid terrace mews house, being one of only eight in a tucked away location, off York Road in Deganwy.

Ideally located for walking into the village with it's array of shops, cafes, beach and Deganwy Quay Hotel and Spa and Marina.

The light and deceptively spacious accommodation comprises: Entrance hall with under-stairs store cupboard, cloakroom, kitchen/diner with integrated dishwasher, Bosch microwave, electric induction hob and oven, space for a fridge/freezer and washing machine. Lounge with double patio doors onto the rear garden. To the first floor: Landing, bedroom two with en-suite shower room and walk-in dressing room. Bedroom three which is again a good size double and bedroom four. Recently modernised family bathroom. To the second floor: Landing, master bedroom suite with en-suite shower room and walk-in dressing room. UPVC double glazing and recently installed (approximately four years old) Worcester gas fired combination boiler.

To the outside there are two driveway parking spaces and one shared visitor space with the property next door. A timber gate provides access to the rear garden which has a flagged patio seating area, lawn and planted borders.

- ✓ DECEPTIVELY SPACIOUS FOUR BEDROOM MEWS HOME
- ✓ SITUATED IN A TUCKED AWAY POSITION CLOSE TO THE VILLAGE CENTRE
- ✓ TWO EN-SUITE DOUBLE BEDROOMS WITH WALK-IN DRESSING ROOMS
- ✓ RECENTLY REFURBISHED KITCHEN & FAMILY BATHROOM
- ✓ LIGHT & WELL PLANNED ACCOMMODATION LAID OVER THREE FLOORS
- ✓ DRIVEWAY PARKING FOR TWO VEHICLES & VISITOR PARKING

Hallway

17' 9" x 3' 11" 5.41m x 1.19m



Kitchen/Diner

16' 9" x 8' 10" 5.10m x 2.69m



4 Bedroom Mid Terrace Mews House

2 GANNOCK MEWS
DEGANWY
CONWY
LL31 9QH

£330,000
REDUCED FROM £349,000

Reference Number: FP7735

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

The property is located in the quiet residential area of Deganwy on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left hand side. Continue past the shops and proceed along this road for a short distance, turn right into York Road, and left after a short distance into Gannock Mews where number 2 can be found.

Agent's Notes: There is a voluntary fee of £10 per month for the upkeep of the communal areas.

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

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Deceptively Spacious Four Bedroom Mid Terrace Mews House

Cloakroom

6' 9" x 2' 11" 2.06m x 0.88m

Lounge

16' 1" x 9' 6" 4.90m x 2.89m

Landing

10' 3" x 6' 8" 3.12m x 2.03m

Bedroom Two

14' 7" x 9' 4.44m x 2.74m



En-Suite Shower Room

5' 7" x 5' 11" 1.70m x 1.80m



Dressing Room

5' 11" x 4' 2" 1.80m x 1.27m

Bedroom Three

15' 3" x 11' 11" 4.65m x 3.63m



Bedroom Four

8' 9" x 6' 8" 2.66m x 2.03m



Bathroom

7' 2" x 6' 8" 2.18m x 2.03m



Master Bedroom

18' 10" x 19' 5.74m x 5.79m



En-Suite Shower Room

8' 11" x 6' 3" 2.71m x 1.90m



Dressing Room

7' 2" x 5' 2" 2.18m x 1.57m

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