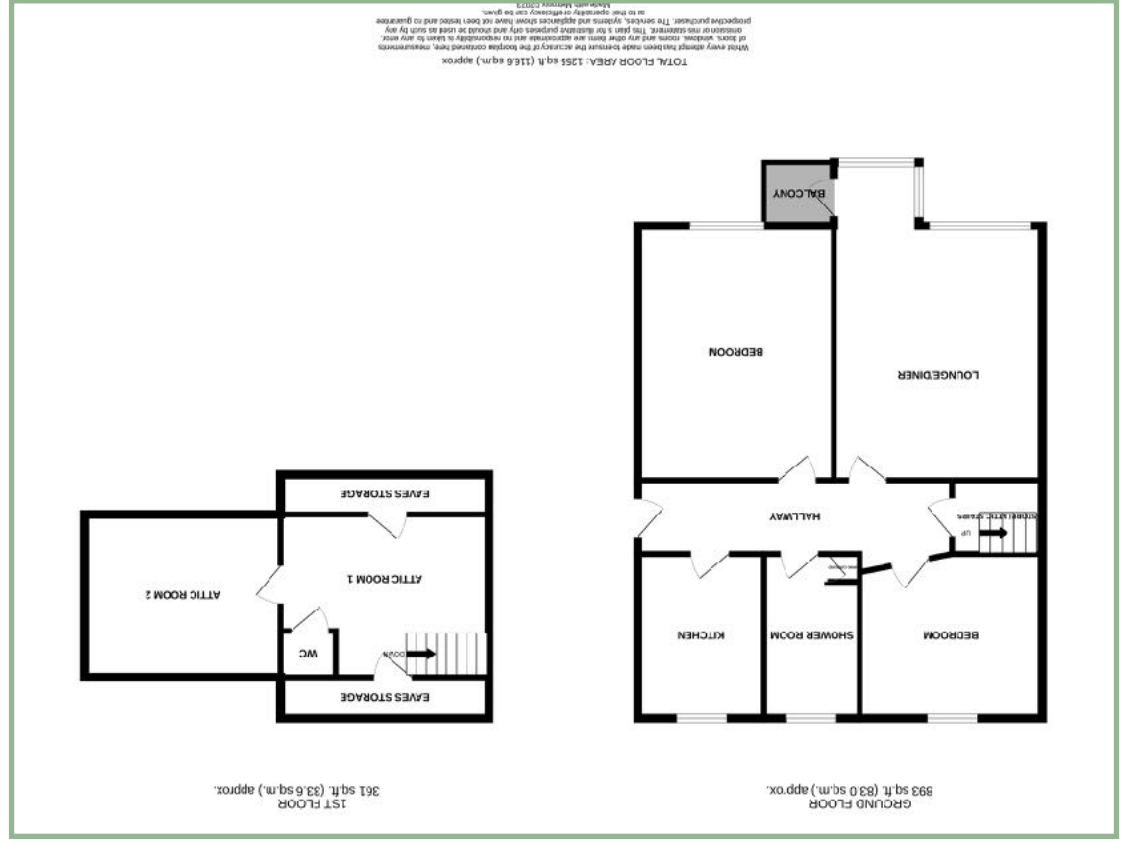


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



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

Current: 42 | E

Potential: 76 | C





# Light & Spacious Two Bedroom First Floor Apartment Enjoying Stunning Views

## Description

A spacious two bedroom purpose built first floor apartment enjoying the most spectacular, varied, and far reaching views over the Carneddau mountains, Conwy town, the castle and marinas.

Ideally located for easy access to the shops and amenities in both Deganwy village and Conwy town, and the link road to Llandudno and the A55.

Being on the top floor, the apartment benefits from a good size attic which has been converted into two attic rooms with W.C., and access to additional storage space. The attic is accessed via a set of stairs from the hallway storage cupboard.

The accommodation comprises: Secure communal entrance for four of the apartments. Stairs to first floor: Private door to number 11: Hallway, large lounge/diner with access onto a small balcony, kitchen with space for an under-counter fridge and freezer, and washing machine, integrated slimline dishwasher, electric hob and oven. Master bedroom with fitted furniture and a second double bedroom and shower room with walk-in shower cubicle and an airing cupboard housing hot water cylinder. UPVC double glazing and electric heating.

To the outside there is a garage (on end, opposite main door), and communal gardens. The property is freehold.

- ✓ LIGHT & SPACIOUS TWO BEDROOM PURPOSE BUILT APARTMENT
- ✓ ENJOYS STUNNING FAR REACHING & VARIED VIEWS
- ✓ CONVERTED ATTIC WITH TWO AREAS & W.C.
- ✓ GARAGE
- ✓ NEW ROOF ON WHOLE BUILDING

## Hallway

17' 2" x 4' 9" 5.23m x 1.44m

## Lounge/Diner

21' into box bay x 13' 9" 6.40m x 4.19m



## Kitchen

10' 10" x 7' 8" 3.30m x 2.33m



## Bedroom One

16' 10" x 12' 11" 3.30m x 3.94m



## Bedroom Two

12' 5" x 8' 11" 3.78m x 1.78m



## Shower Room

10' 8" x 5' 10" 3.25m x 1.78m



## Attic Room One

13' 10" x 10' 9" 4.21m x 3.27m

## Separate W.C.

3' 11" x 3' 10" 1.19m x 1.17m

## Attic Room Two

12' 11" x 10' 9" 3.94m x 3.27m

## Garage

18' 1" x 8' 4" 5.51m x 2.54m

## 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 and follow the road, left onto Warren Drive where number 11 Windsor Court can be found on the left

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: E

## 2 Bedroom First Floor Apartment

11 WINDSOR COURT  
WARREN DRIVE  
DEGANWY  
CONWY  
LL31 9TN

**£229,950**  
**REDUCED FROM**  
**£245,000**

Reference Number: FP7714

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

