

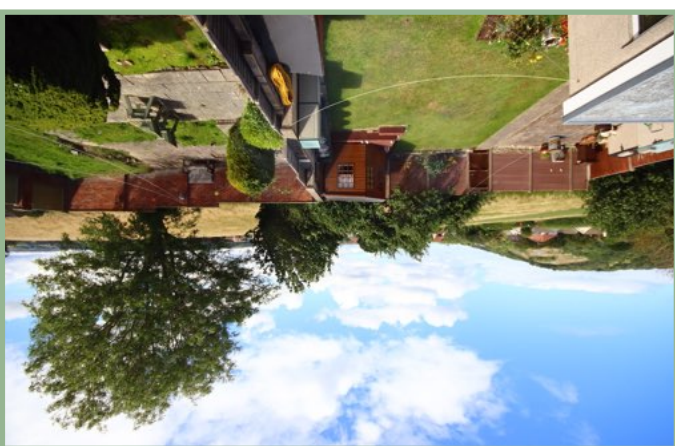
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



Two Bedroom Semi-Detached Bungalow In Quiet Cul-De-Sac Location

Description

A well-planned semi-detached bungalow situated in a quiet cul-de-sac in the highly sought after residential location of Deganwy. This property sits within an attractive sizeable plot, with off road parking and detached garage with up and over door, and beautiful low maintenance sunny front and rear gardens with a summer house backing on to recreational fields – with lots of potential.

The accommodation comprises to the ground floor; Porch, Hallway, Lounge with remote control Gas Fire, Master Bedroom, Dining Room with storage cupboard leading to the Kitchen which is located within the extension, second bedroom currently used as a dressing room with staircase leading to the first floor with storage room and third double bedroom. UPVC double glazing and gas combination boiler.

- ✓ 2 BEDROOM SEMI-DETACHED DORMER BUNGALOW IN A HIGHLY SOUGHT AFTER LOCATION
- ✓ SIZEABLE PLOT WITH LOW MAINTENANCE GARDENS & SUMMER HOUSE
- ✓ EXTENDED TO THE REAR, WITH LOTS OF POTENTIAL
- ✓ OFF ROAD PARKING AND DETACHED GARAGE

Hallway

13' 10" x 3' 11" 4.21m x 1.19m

Lounge

14' 10" x 10' 8" 4.52m x 3.25m



Kitchen

10' 10" x 9' 10" 3.30m x 3.00m



Dining Room

9' 10" x 9' 5" 3.00m x 2.87m



Bedroom One

10' 6" x 9' 10" 3.20m x 3.00m



Study/Office

12' 1" x 8' 5" 3.68m x 2.56m



Bedroom Two

13' 2" x 10' 2" 4.01m x 3.10m



Bathroom

6' 2" x 5' 6" 1.87m x 1.67m

Storage Room

16' 3" x 9' 10" 4.95m x 3.00m

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 right onto St George's Drive, follow this road then turn right onto Pant Teg where Strathmore can be found on the left.

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

Energy Efficiency Rating: D

2 Bedroom Semi-Detached House

STRATHMORE
PANT TEG
DEGANWY
CONWY
LL31 9PS

£249,950
REDUCED FROM £255,000

Reference Number: FP7793

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:

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web: www.fletcherpoole.com

