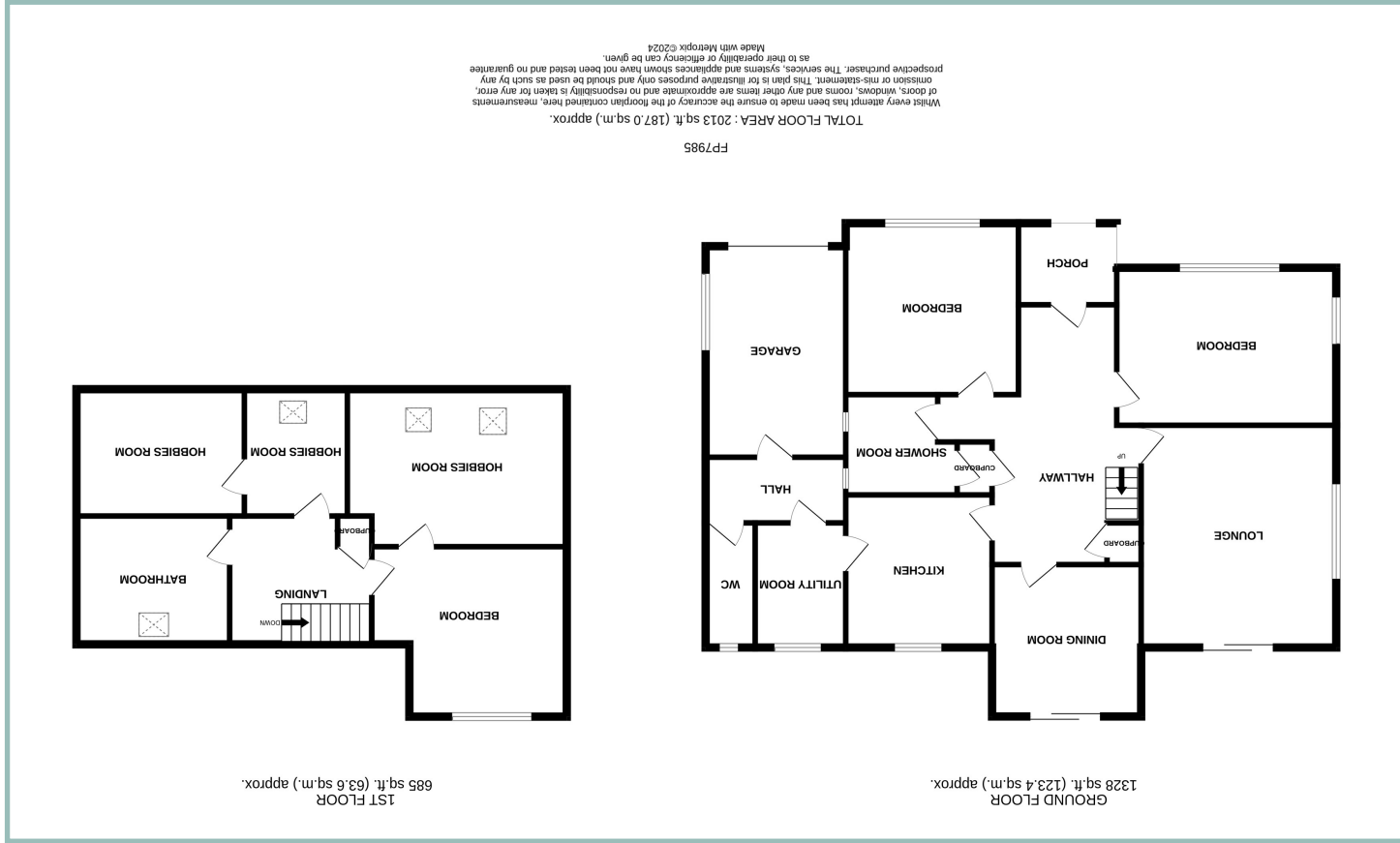


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Detached Three Bedroom Dormer Bungalow In Highly Sought After Location

Description

Situated in the highly desirable and much sought after area of Gannock Park, within easy access to the shops, cafes, Deganwy Quay, beach walks and walks over the Vardre – A deceptively spacious three bedroom dormer bungalow.

Riverwood offers a unique opportunity to create a superb family home with a great deal of potential with light and spacious rooms.

The accommodation comprises: Canopied porch, large hallway with two store cupboards, double aspect lounge with sliding patio doors onto the rear garden, dining room with sliding patio doors onto the rear garden, kitchen with five ring gas hob, built in electric oven and warming drawer, utility room with space and plumbing for a washing machine and low level fridge, side hall area with W.C and integral door into the garage. Two double bedrooms and a shower room.

To the first floor: Landing with cupboard, bedroom three with access into hobbies room/ potential ensuite and dressing room, two further hobbies rooms with potential to convert to bedrooms and family bathroom.

UPVC double glazing and gas fired Valliant combination boiler.

To the outside there is a block paved driveway and front lawned area, timber gates provide further parking/storage area and access into the rear garden which is mainly laid to lawn with ornamental pond, outhouse and a flagged patio seating area with retractable sun canopy.

- * DETACHED DORMER BUNGALOW OFFERING POTENTIAL TO EXTEND
- * SITUATED IN A HIGHLY DESIRABLE AND SOUGHT AFTER LOCATION
- * OCCUPIES A GOOD SIZE PLOT WITH MOUNTAIN VIEWS
- * WITHIN EASY WALKING DISTANCE TO THE VILLAGE, BEACH AND WALKS ON THE VARDRE
- * NO CHAIN
- * FREEHOLD



3 Bedroom Dormer Bungalow

Riverwood
Gannock Park
Deganwy
LL31 9PJ

NO CHAIN

£485,000

Reference Number: FP7985
25/3/2024

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. Continue along this road proceeding through Deganwy village. Take the right turn into Gannock Road and follow the road bearing right into Gannock Park, Riverwood can be found on the right.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Detached Three Bedroom Dormer Bungalow In Highly Sought After Location

Hallway

18' 7" x 8' 10" 5.67m x 0.86m

Lounge

15' 8" x 14' 4.77m x 4.26m

Kitchen

10' 5" x 9' 11" 3.17m x 3.02m

Utility Room

8' 2" x 6' 6" 2.49m x 1.98m

Dining Room

11' 3" x 10' 5" 3.43m x 3.17m

Rear Porch

10' 5" x 4' 8" 3.17m x 1.42m

W.C

8' 3" x 2' 7" 2.51m x 0.78m

Bedroom One

15' 6" x 11' 2" 4.72m x 3.40m

Bedroom Two

13' 9" x 12' 2" 4.19m x 3.71m

Shower Room

8' x 7' 10" max 2.43m x 2.39m

Landing

8' 10" x 9' 5" 2.69m x 2.87m

Bedroom Three

14' x 12' 1" 4.26m x 3.68m

Hobbies Room One

15' 5" x 11' 4.70m x 3.35m

Bathroom

10' 8" x 9' 3" 3.25m x 2.82m

Hobbies Room Two

7' 4" x 9' 2.23m x 2.74m

Hobbies Room Three

10' 8" x 11' 3" 3.25m x 3.43m

Garage

17' 7" x 9' 9" 5.36m x 2.97m



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