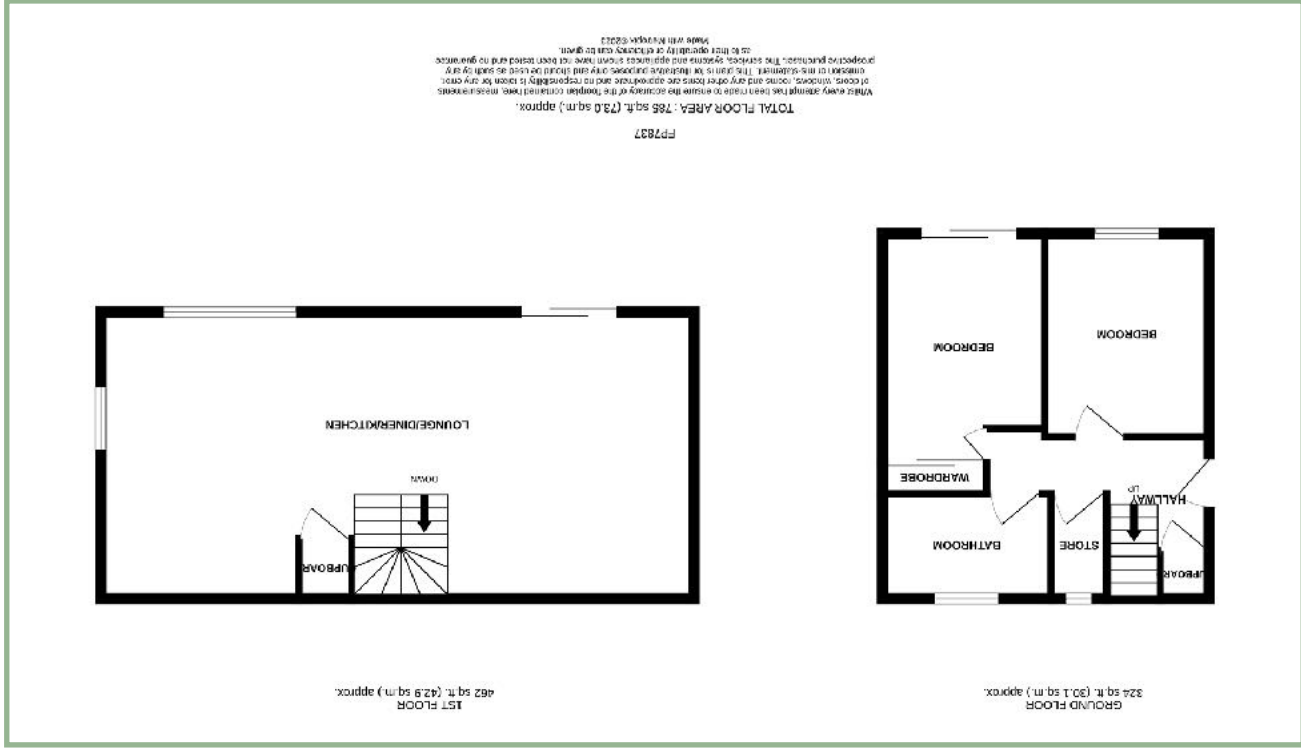


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole



Two Bedroom Duplex Enjoying Stunning Views & Private Patio

Description

Breathtaking views over the mountains and the sea can be enjoyed from this light and well planned two bedroom duplex apartment which is situated close to the beach and within easy access to Deganwy Village, the Victorian town of Llandudno and lovely walks over The Vardre.

The property enjoys a private patio seating area from which to enjoy the uninterrupted views and use of the communal gardens. The accommodation which is designed to make the most of the stunning views comprises: Private entrance, hallway with store cupboard, master bedroom with built in wardrobes, second double bedroom, bathroom and utility/ store which houses the plumbing for the washing machine and dryer. From the hall, a turned staircase leads to the open plan lounge/dining/kitchen. The lounge enjoys a large picture window/ sliding doors from which to enjoy the views. The kitchen has space for an electric oven, fridge and freezer. UPVC double glazing and gas fired central heating.

To the outside there is one allocated parking space with a space behind to park a second vehicle, a private paved seating area and use of the communal lawned gardens.

- ✓ ENJOYS SUPERB VIEWS OVER THE MOUNTAINS AND THE SEA
- ✓ LIGHT & WELL PLANNED DUPLEX WITH ACCOMMODATION LAID OVER TWO FLOORS
- ✓ WITHIN EASY WALKING DISTANCE TO THE BEACH AND VILLAGE CENTRE
- ✓ PRIVATE PATIO SEATING AREA AND USE OF THE LAWNED COMMUNAL GARDENS
- ✓ ALLOCATED PARKING SPACE
- ✓ NO CHAIN

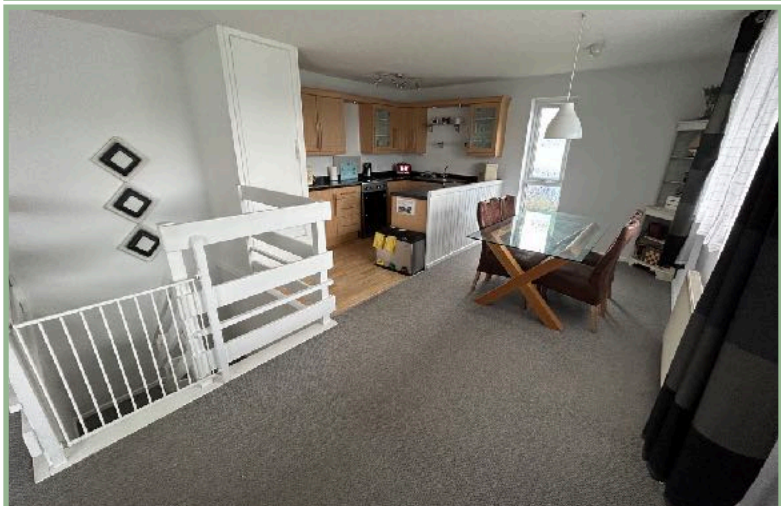
Hall

11' 7" x 4' 4" 3.53m x 1.32m



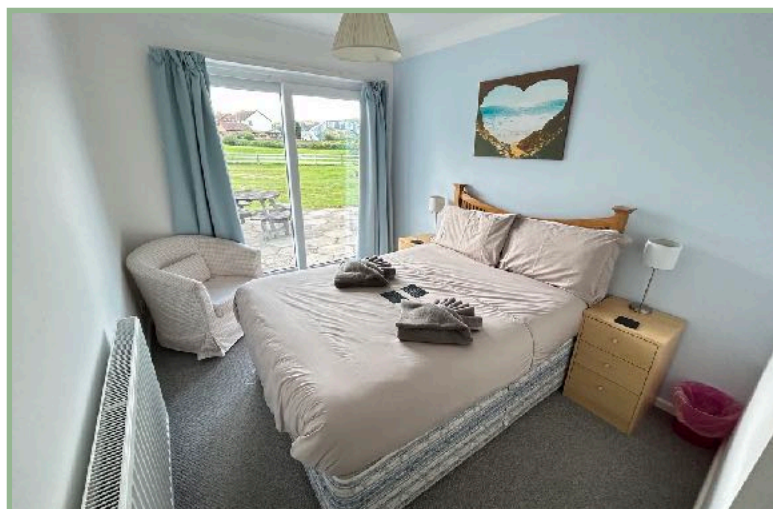
Lounge/Kitchen/Diner

30' 11" x 14' 11" 9.42m x 4.54m



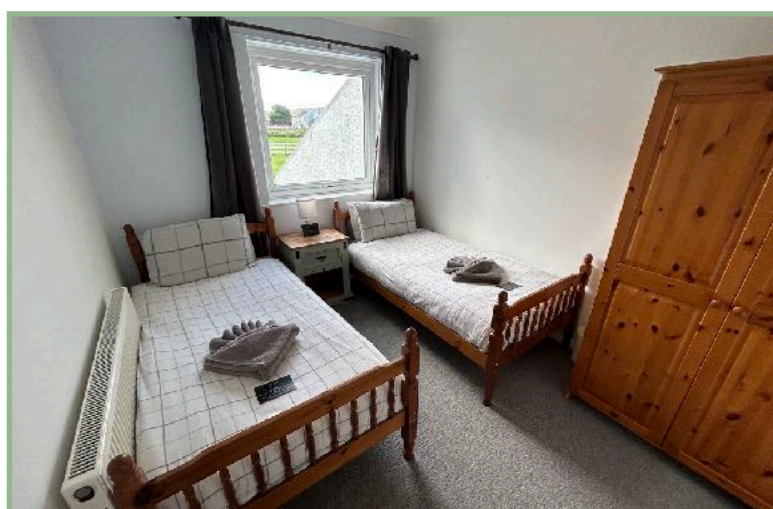
Bedroom One

13' 6" x 8' 5" 4.11m x 2.56m



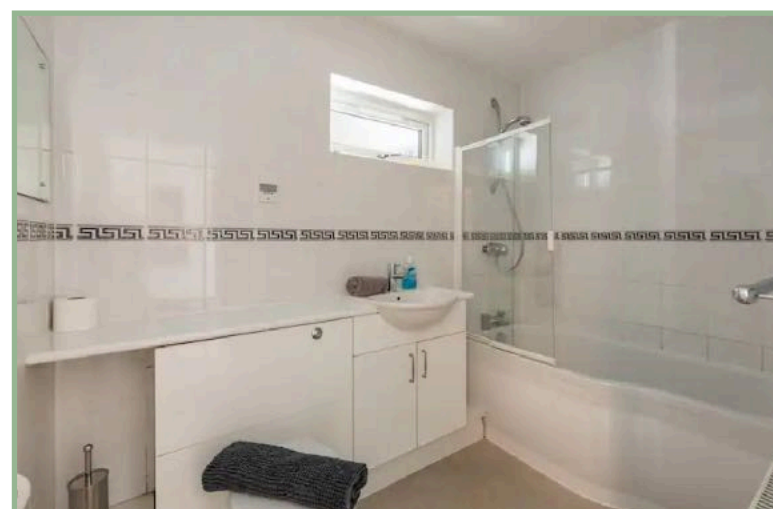
Bedroom Two

10' 7" x 8' 7" 3.22m x 2.61m



Bathroom

8' 9" x 5' 5" 2.66m x 1.65m



Cupboard

5' 6" x 2' 10" 1.67m x 0.86m

Agent's Notes: Property is leasehold on a 999 year lease from June 1974 (expires 2973). Maintenance fee: £915 every 6 months.

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 Conwy and is within easy access of the A55 dual carriageway.

Directions

From Conwy cross over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along Glan y Mor Road and onto Deganwy Road. Pass through the village of Deganwy and continue in the direction of Llandudno. After a short distance take the left turn into Deganwy Beach, bear left where number 18 can be found on the left hand side.

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

Energy Efficiency Rating: TBC

2 Bedroom Duplex Home

18 DEGANWY BEACH
DEGANWY
CONWY
LL31 9YR

NO CHAIN

REDUCED FROM £240,000

£225,000

Reference Number: FP7837

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

