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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan No: M100016_02/2024

TOTAL FLOOR AREA : 910 sq. ft. (84.5 sq.m.) approx.

1ST FLOOR
450 sq. ft. (41.8 sq.m.) approx.

GROUND FLOOR
460 sq. ft. (42.8 sq.m.) approx.



Three Bedroom Semi Detached Home Enjoying Sea & Mountain Views

Description

A three bedroom semi detached home situated in a desirable location close to the centre of Deganwy village and allowing for easy access to Llandudno and the beach.

The property enjoys views over the sea and the mountains and accommodation comprising: Entrance hall with two storage cupboards, lounge/diner, kitchen with storage cupboard and side porch.

To the first floor: Landing, three bedrooms and bathroom.

UPVC double glazing and Worcester gas fired boiler.

To the outside there is a gated driveway and garage, lawned front and rear gardens with timber shed.

- ✓ SITUATED IN A DESIRABLE LOCATION
- ✓ EASY ACCESS TO THE VILLAGE AND THE BEACH ✓ ENJOYS SEA AND MOUNTAIN VIEWS
- ✓ DRIVEWAY PARKING & GARAGE
- ✓ NO CHAIN
- ✓ FREEHOLD

Kitchen

13' 3" x 7' 1" 4.03m x 2.17m



Lounge/Diner

18' 10" x 17' 5" 5.75m x 5.31m



Bedroom One

14' 4" x 9' 2" 4.37m x 2.99m



Bedroom Two

10' 4" x 9' 10" 3.14m x 3m



Bedroom Three

11' x 8' 9" 3.35m x 2.67m



Bathroom

7' 8" x 6' 7" 2.33m x 2m



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 go around the one way system to the Castle and take the first exit at the mini roundabout following signs for Llandudno Junction/Deganwy. At the round about take the 1st exit onto New Road/A546 continue along road passing through Deganwy Village continuing on to Deganwy Road, Take a left hand turning sign posted Hawes Drive, right onto Llys Helyg.

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

3 Bedroom Semi Detached Home

2 Llys Helyg
Deganwy
LL31 9BN

NO CHAIN

£240,000

REDUCED FROM £250,000

Reference Number: FP7957
22/2/2024

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:

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email: conwy@fletcherpoole.com

web: www.fletcherpoole.com

