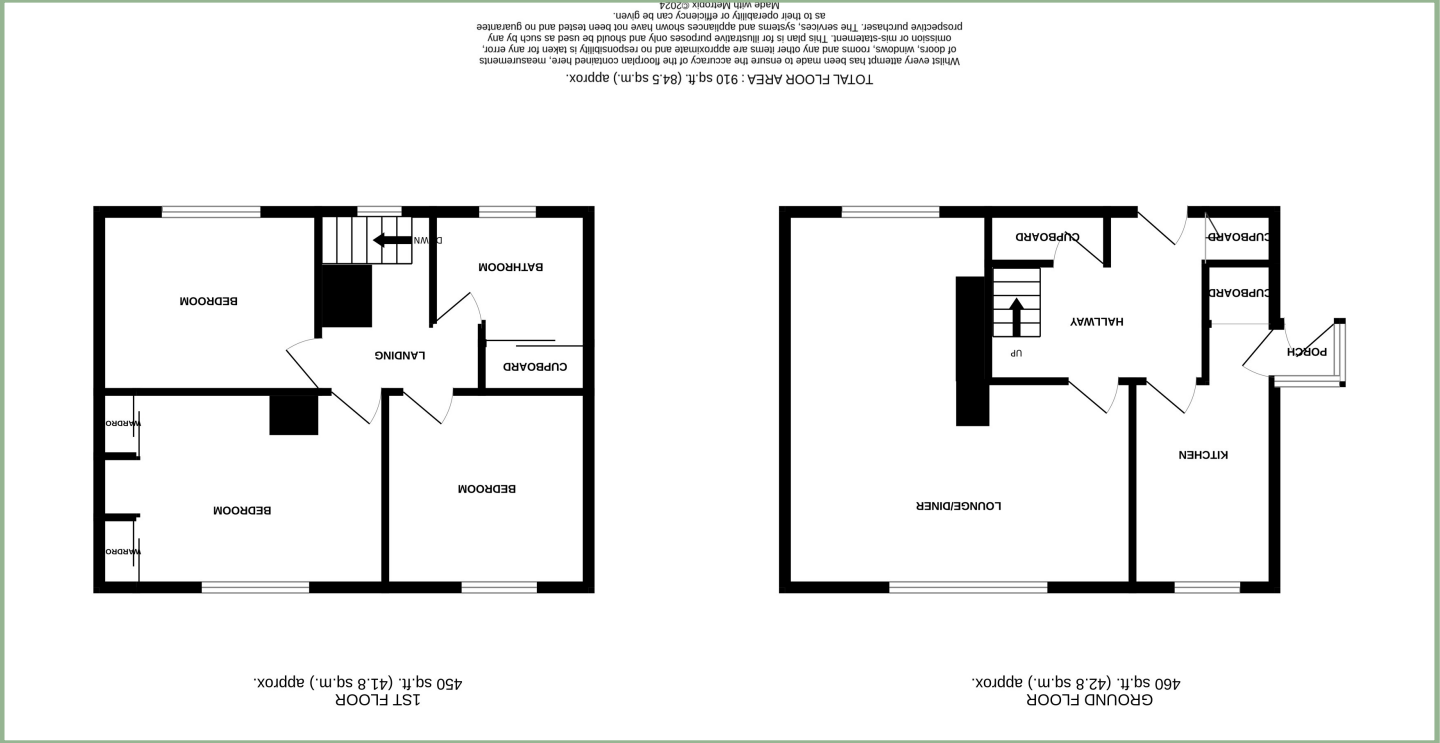
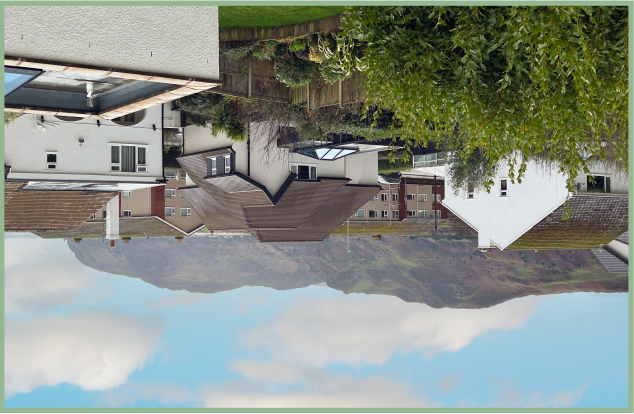


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



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		



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

£230,000

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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

