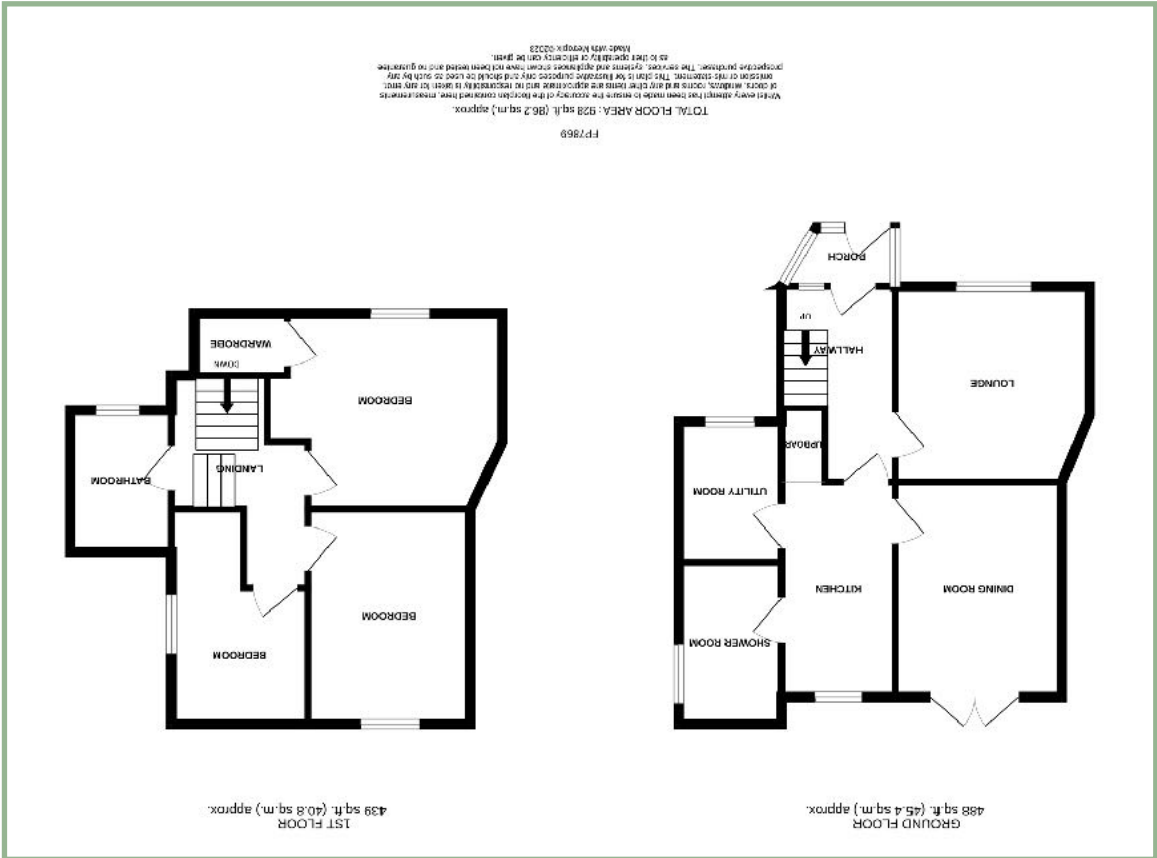


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



# Extended Three Bedroom Semi Detached Home Enjoying Superb Castle Views

## Description

A light and extended three bedroom semi detached home situated on a private cul de sac road enjoying the most superb views over Conwy town, Conwy Castle, estuary and the Carneddau mountains. The property has been redecorated and recarpeted and offers deceptively spacious accommodation comprising: Entrance porch, hallway, lounge, dining room with single patio door onto the rear garden, modern kitchen with 4 ring gas hob, double electric oven and space for a fridge/freezer, utility room with space and plumbing for a washing machine and dryer and also houses the boiler and downstairs shower room. To the first floor: half landing: bathroom and off the main landing there is the master bedroom with walk in wardrobe, and two further bedrooms. UPVC double glazing and Worcester gas fired central heating.

To the outside there is a gated driveway with parking for one vehicle and a sloped pathway leading round to the raised seating area which enjoys views of Conwy castle. There is also a lawned area and a platform with a timber shed. Fenced and hedged boundaries.

- ✓ ENJOYS SUPERB VIEWS OVER CONWY CASTLE, THE TOWN, ESTUARY & MOUNTAINS
- ✓ LIGHT & EXTENDED ACCOMMODATION
- ✓ CUL DE SAC LOCATION CLOSE TO THE SHOP, PRIMARY SCHOOL AND WALKS ON THE VARDRE
- ✓ NO CHAIN
- ✓ FREEHOLD

## Porch

5' 8" x 3' 3" 1.72m x 0.99m

## Hallway

11' x 5' 11" 3.35m x 1.80m

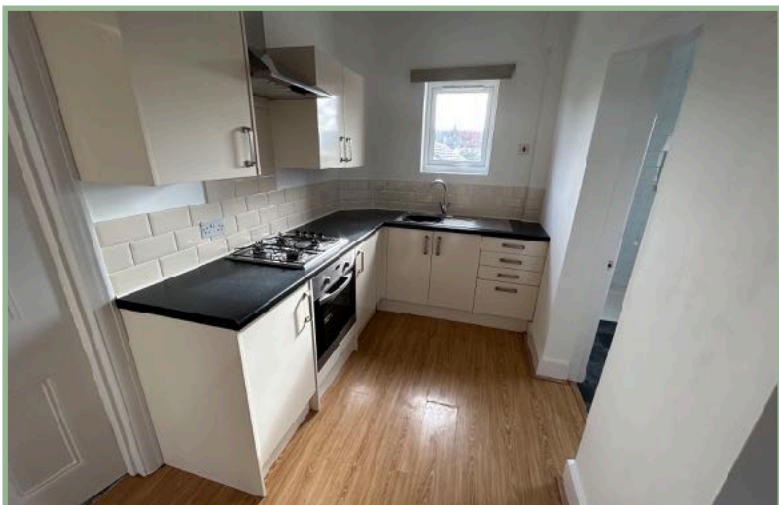
## Lounge

10' 11" x 10' 10" 3.32m x 3.30m



## Kitchen

12' 1" x 6' 4" 3.68m x 1.93m



## Dining Room

12' x 9' 6" 3.66m x 2.89m

## Utility Room

7'11" x 5' 8" 2.41m x 1.72m

## Shower Room

9' x 5' 9" 2.74m x 1.75m

## Bathroom

7'11" x 5' 8" 2.41m x 1.72m

## Landing

6'3" x 2' 9" 1.90m x 0.83m

## Bedroom One

12'1" x 11' 3.68m x 3.35m



## Wardrobe

4' 9" x 3' 5" 1.44m x 1.04m

## Bedroom Two

12' x 9' 4" 3.66m x 2.84m



## Bedroom Three

12' 2" x 7' 7" 3.71m x 2.31m



## 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. Turn right onto Pentwyn Road and then right onto Hillcrest Road where number 7 can be found on the right.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: E

3 Bedroom Semi  
Detached Home

7 Hillcrest Road  
Deganwy  
Conwy  
LL31 9TG

NO CHAIN

£245,000

Reference Number: FP7869  
11/10/23

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

