

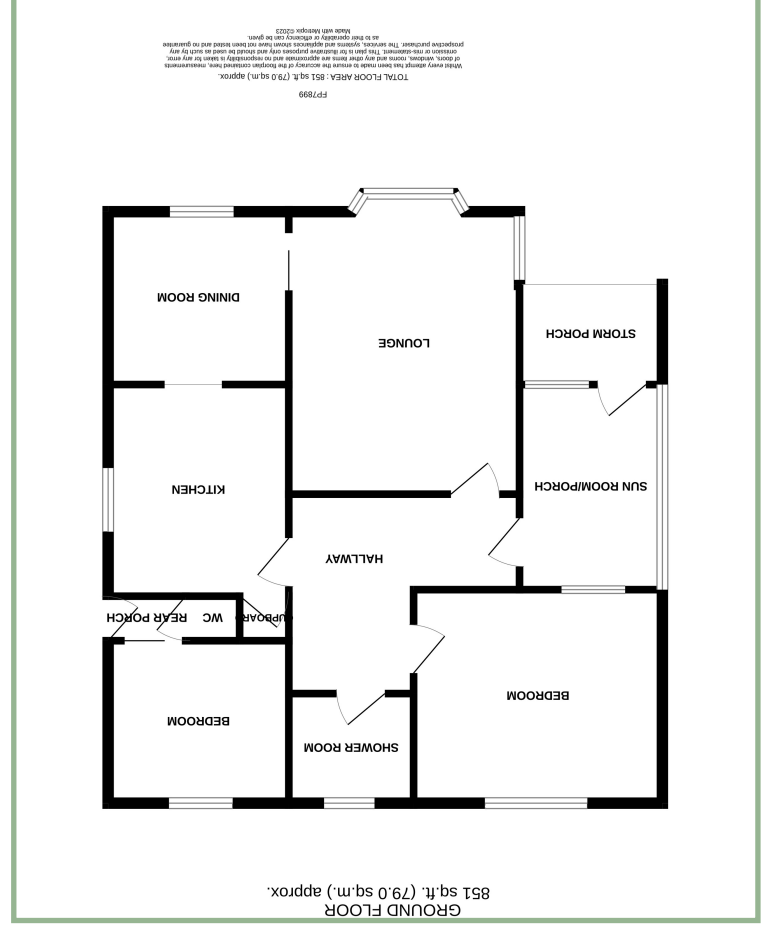
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	59 D	
69-80	C		78 C
81-91	B		
92+	A		





# Two Bedroom Detached Bungalow Enjoying Superb Views

## Description

A detached two bedroom bungalow situated in a desirable location, enjoying the most superb views over Conwy Castle, the estuary, Conwy town and the Carneddau mountains. Beckley occupies a good size plot with a large south facing front garden, long driveway and garage.

The accommodation comprises: Canopied porch, sun room/ porch, hallway, double aspect lounge with superb views of the castle and a sliding door into the dining room which opens into the kitchen which has a double electric oven and hob, space and plumbing for a dishwasher and fridge and built in cupboard, rear hall with W.C and a sliding door into bedroom two. From the main hallway there is access to the master bedroom and modern shower room.

UPVC double glazing and gas fired central heating.

To the outside there is a gated driveway allowing for plenty of off road parking and a garage with power and light and utility room with space and plumbing for a washing machine, dryer and any additional fridge or freezers.

The large front garden has a large selection of established plants and shrubs with pathways meandering through. The rear garden has an area laid to stone chippings and a flagged patio seating area.

- ✓ IMMACULATELY PRESENTED DETACHED TWO BEDROOM BUNGALOW
- ✓ ENJOYS VIEWS OF CONWY CASTLE THE ESTUARY AND THE MOUNTAINS
- ✓ OCCUPIES A GOOD SIZE PLOT
- ✓ LONG DRIVEWAY WITH GARAGE
- ✓ IMMACULATELY PRESENTED THROUGHOUT
- ✓ FREEHOLD
- ✓ NO CHAIN

## Sun Porch

10' 8" x 6' 9" 3.25m x 2.06m



## Hallway

9' 10" x 10' 6" 3m x 3.20m

## Lounge

14' 11" x 11' 11" 4.54m x 3.63m



## Kitchen

10' 10" x 8' 5" 3.30m x 2.56m



## Dining Room

8' 10" x 9' 4" 2.69m x 2.84m



## Rear Porch

4' 8" x 2' 8" 1.42m x 0.80m

## Bedroom One

12' 11" x 10' 10" 3.94m x 3.30m



## Bedroom Two

9' 9" x 8' 10" 2.97m x 2.69m

## Shower Room

6' 5" x 5' 5" 1.95m x 1.65m



## Garage

15' 11" x 7' 11" 4.85m x 2.41m

## Utility Room

9' x 6' 5" 2.74m x 1.95m

## 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. Take the first right, bear left and follow the road, left onto Warren Drive, proceed to the end, bear left where number 48 can be found immediately on the right.

Council Tax Band: TBC (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

## 2 Bedroom Detached Bungalow

48 Warren Drive  
Deganwy  
Conwy  
LL31 9SY

**£320,000**  
REDUCED FROM £349,950

Reference Number: FP7899  
1/12/2023

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)

