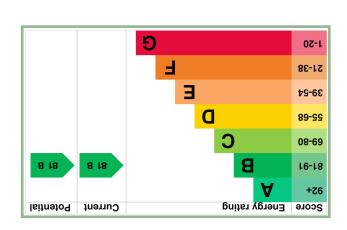
Please contact, we will also confirm that the property remains available. This is particular important if you are contemplating traveling some distance to view the property. If there is any point of particular importance to you we will be provide additional information or to make further ending some distance or your additional information or to make further ending some distance to view the property.

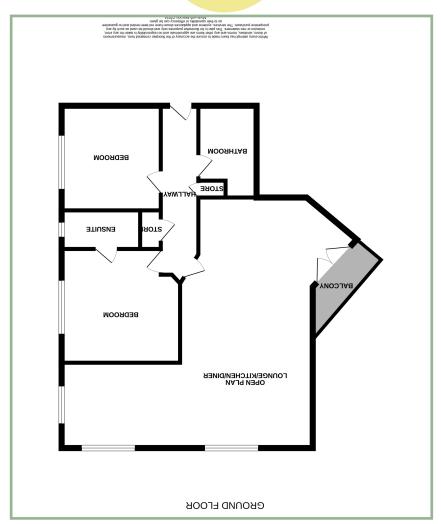
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 endeavor to make and reliable but they should also be the second that all the information which we provide about the property is verified by yourself or your advisers.











Two Bedroom Penthouse Apartment Enjoying Superb Views

Description

An immaculately presented two bedroom penthouse apartment enjoying the most superb views over the estuary, marina, countryside and mountains

Bryn Helyg has only six apartments in the building and benefits from an allocated parking space each plus 4 visitor parking spaces and a communal garden area. Ideally located for access into both Deganwy village with an array of shops, cafes, restaurants and beach and a walk over the bridge to the historic walled town of Conwy provides access to a larger array of shops and restaurants, marina, harbour and beach.

The light and spacious accommodation comprises: Secure communal entrance with lift and stairs to all floors, personal door to apartment 5: Hallway with two storage cupboards, 'L' shaped open plan lounge/kitchen/diner with double doors onto a glazed balcony from which to enjoy the superb views, modern kitchen area with integrated double oven, four ring gas hob, integrated fridge/freezer and washer/dryer and granite worktops. Master bedroom with ensuite shower room and a second bedroom and modern bathroom.

UPVC double glazing and gas fired central heating.

To the outside there is one allocated parking space, visitor parking and well tended communal gardens.

- ✓ LIGHT AND SPACIOUS TWO BEDROOM PENTHOUSE APARTMENT
- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ BALCONY, COMMUNAL GARDENS AND ALLOCATED PARKING
- ✓ ONE OF ONLY SIX IN A VERY WELL MAINTAINED BUILDING
- ✓ LIFT AND STAIRS TO ALL FLOORS
- ✓ LEASEHOLD
- ✓ NO CHAIN

Hallway

18' x 3' 7" 5.49m x 2.17m

Lounge/Diner

24' 5" x 14' 9" max 7.44m x 4.49m



Kitchen

11' 1" x 8' 7" 3.38m x 2.61m



Bedroom One

11' 2" x 11' 7" 3.40m x 3.53m



Ensuite

7′ 11″ x 3′ 10″ 2.41m x 1.17m



Bedroom Two

10' 1" x 9' 8" 3.07m x 2.94m



Bathroom

9' 1" x 5' 9" 2.77m x 1.75m



Agent's Notes: Apartment is leasehold on a 125 year lease from 2013. £150 per annum ground rent and £965 per annum (paid every three months) for the building and garden maintenance; external window cleaning and buildings insurance.

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 onto Albert Drive, round the corner where Bryn Helig can be found on the right.

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

2 Bedroom Penthouse Apartment

Apartment 5, Bryn Helyg Albert Drive Deganwy LL31 9SR

no chain **£265,000**

Reference Number: FP7959 22/2/2024

Fletcher & Poole, 3 Lancaster Square, Conwy, 1132 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









