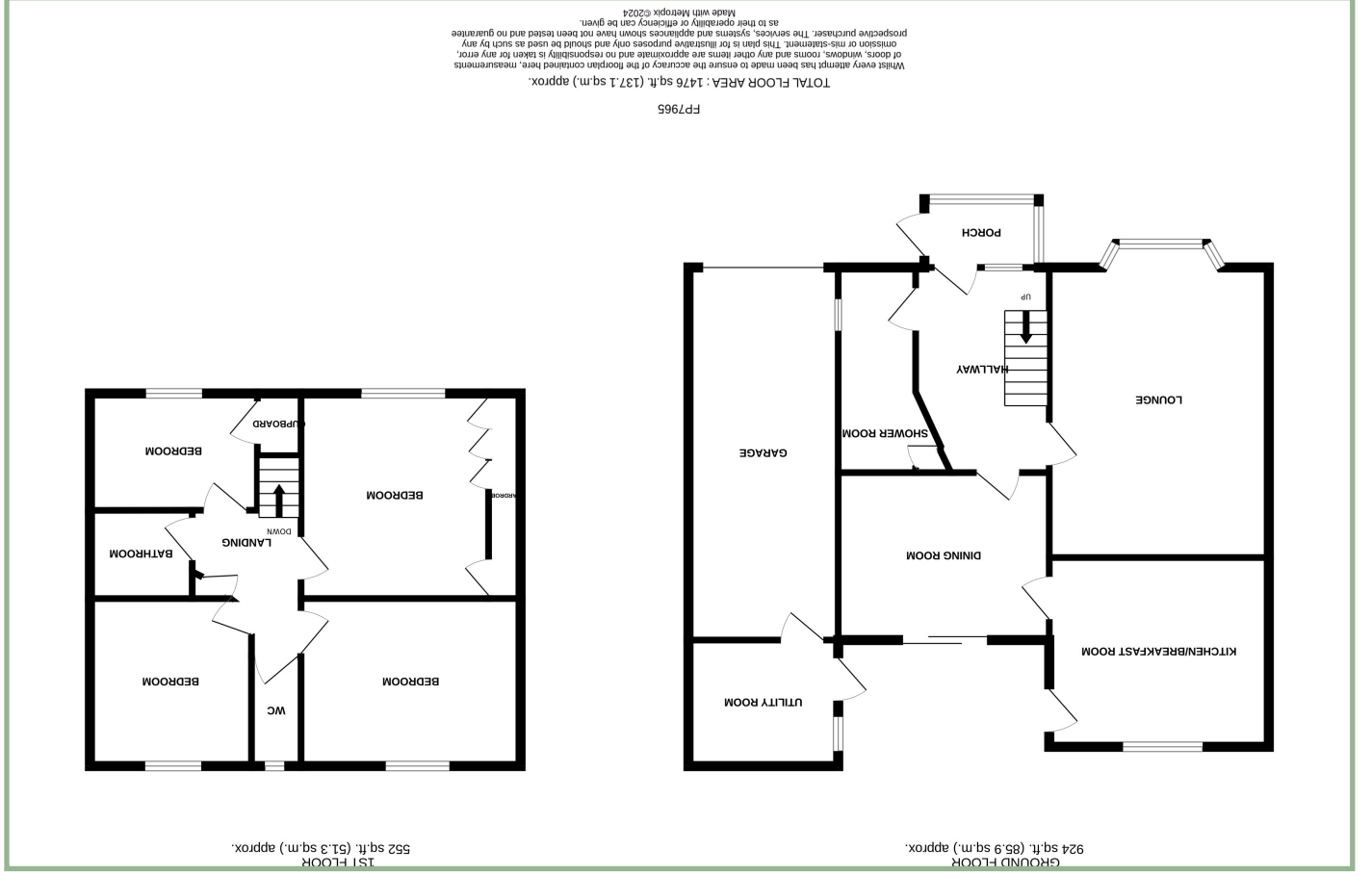


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Extended Four Bedroom Semi Detached Home Enjoying Lovely Views

Description

A spacious and extended four bedroom semi detached home situated in a desirable cul de sac location enjoying views of the estuary, Conwy Castle and the countryside.

The property has been in the same family for the last forty years and offers well planned accommodation comprising: Entrance porch, hallway with original stained glass window and door, lounge with bay window and gas fire, shower room, dining room with sliding patio door onto the rear garden, kitchen/breakfast room with space for a gas cooker, dishwasher and fridge/freezer.

A turned staircase leads to the first floor accommodation, landing, master bedroom with built in wardrobes, three further bedrooms, bathroom and separate W.C.

Mostly UPVC double glazing and gas fired Glow Worm boiler with separate hot water tank located in a cupboard on the landing.

To the outside there is driveway parking and a good size garage with power and light and access into the utility room which has space and plumbing for a washing machine and dryer.

Low maintenance front garden laid to flagstones with established magnolia tree. The rear garden has a seating area off the dining room and steps leading up to a lawned area with timber shed.

- ✓ EXTENDED FOUR BEDROOM SEMI DETACHED HOME
- ✓ SITUATED IN A DESIREABLE CUL DE SAC LOCATION
- ✓ ENJOYS VIEWS OF CONWY CASTLE, THE ESTUARY AND COUNTRYSIDE
- ✓ GOOD SIZE GARAGE PLUS UTILITY AREA
- ✓ RETAINS SOME LOVELY PERIOD FEATURES
- ✓ NO CHAIN
- ✓ FREEHOLD

Porch

6' x 3' 9" 1.82m x 1.14m

Hallway

12' 1" x 7' 10" 3.68m x 2.39m

Shower Room

12' 1" x 6' 11" 3.68m x 2.11m

Lounge

18' 4" x 12' 11" 5.59m x 3.94m



Dining Room

13' 4" x 9' 10" 4.06m x 3m



Kitchen/Breakfast Room

12' 11" x 11' 1" 3.94m x 3.38m



Landing

6' 8" x 12' 6" into stairwell 2.03m x 3.81m

Bedroom One

6' 8" x 12' 6" into stairwell 2.03m x 3.81m



Bedroom Two

12' 10" x 9' 11" 3.91m x 3.02m

Bedroom Three

9' 10" x 10' 2" 3m x 3.10m

Bedroom Four

9' 8" x 6' 7" plus built in wardrobe 2.94m x 2m

Bathroom

6' 3" x 5' 1" 1.90m x 1.55m

W.C

6' 5" x 2' 9" 1.95m x 0.83m

Garage

22' 8" x 8' 9" 6.91m x 2.66m

Utility Room

8' 7" x 7' 5" 2.61m x 2.26m

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, follow this road, take a left onto Warren Drive, continue along this road to the end and turn right onto Warren Road where number 11 can be found on the left.

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

4 Bedroom Semi Detached Home

11 Warren Road
Deganwy
LL31 9SU

NO CHAIN

£310,000

Reference Number: FP7965
28/2/2024

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

