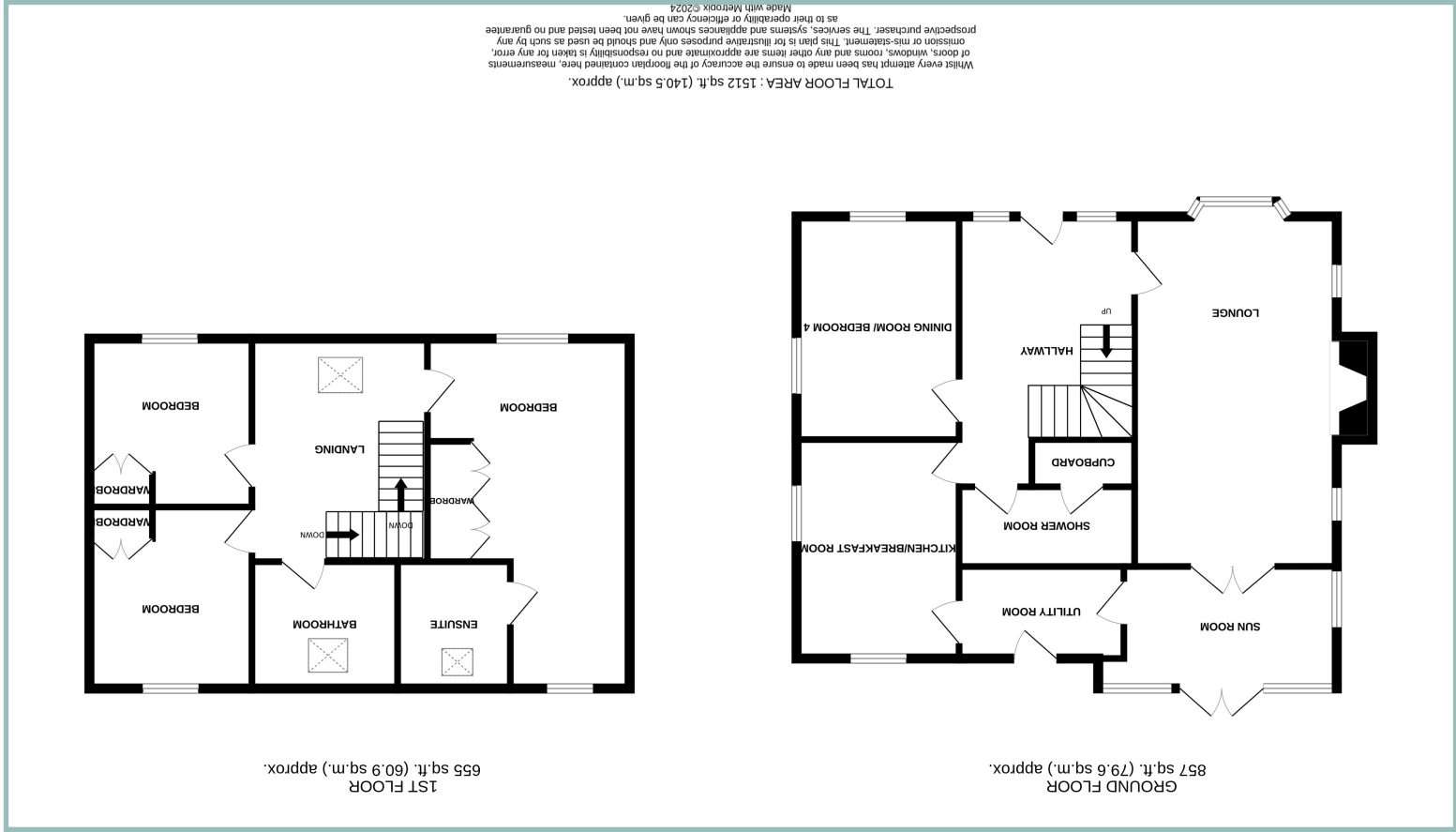


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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**Fletcher & Poole**  
DIAMOND COLLECTION



# Three/Four Bedroom Detached Home In Highly Sought After Location

3/4 Bedroom Detached Home

Vardre Lodge  
Gannock Park  
Deganwy  
LL31 9PZ

**OFFERS OVER**  
**£600,000**  
**REDUCED FROM £675,000**

Reference Number: FP7920  
16/1/2024

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

## Description

Built circa 2009, An individually designed detached three/four bedroom home located in a highly desirable and sought after area close to the shops, cafes, restaurants, beach and Deganwy Quay.

Vardre Lodge was built by the current owner in 2009 to a high specification, a thoughtfully designed home with a cottage feel to the rooms with solid wood doors and feature fireplace.

The well planned accommodation comprises: Good size reception hall with plate rack, lounge with feature brick exposed fireplace with gas stove and bay window and double doors into the sunroom which has French doors onto the rear garden. Downstairs shower room with access into the understairs storage cupboard, double aspect dining room/ potential bedroom 4. Kitchen/breakfast room with integrated fridge, dishwasher, electric oven and hob. Utility room with space and plumbing for a washing machine, additional fridge/freezer and dryer.

A turned staircase with galleried landing leads to the first floor accommodation: Good size landing with built in storage cupboards. Lovely master bedroom suite with built in wardrobes and an ensuite shower room, two further double bedrooms both with built in wardrobes and family bathroom.

UPVC double glazing throughout and Worcester gas fired combination boiler which was installed in August 2023.

To the outside there are wrought iron gates providing access onto a block paved driveway, raised brick planters with a variety of shrubs and plants, detached garage with an electric door, power and light, a side gate provides access into the rear garden which has a flagged patio seating area with paved pathways, ornamental pond and raised beds with a lovely selection of plants and timber shed.

## Hallway

13' 2" x 10' 3" 4.01m x 3.12m



- \* INDIVIDUALLY DESIGNED THREE/FOUR BEDROOM HOME
- \* OCCUPIES A CORNER PLOT IN A HIGHLY DESIRABLE LOCATION
- \* EASY ACCESS TO DEGANWY VILLAGE WITH AN ARRAY OF SHOPS, CAFES AND RESTAURANTS
- \* CLOSE TO THE BEACH, DEGANWY QUAY AND LOVELY WALKS ON THE VARDRE
- \* ENJOYS VIEWS TOWARDS THE GREAT ORME AND THE SEA
- \* FREEHOLD
- \* NO CHAIN



## 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. Continue along this road proceeding through Deganwy village. Take the right turn into Gannock Road and follow the road bearing right into Gannock Park, proceed up the road where Vardre Lodge can be found on the right.

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

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Three/Four Bedroom Detached Home In Highly Sought After Location

## Lounge

20' 7" x 11' 11" 6.28m x 3.63m

## Shower Room

10' 5" x 4' 6" 3.17m x 1.37m



## Dining Room/Bedroom Four

12' 10" x 9' 7" 3.91m x 2.92m



## Kitchen/Breakfast Room

14' 5" x 9' 6" 4.39m x 2.89m

## Utility Room

9' 8" x 5' 2" 2.94m x 1.57m



## Sun Room

12' 10" x 7' 2" 3.91m x 2.18m



## Landing

9' 10" x 13' 3" 3m x 4.04m

## Bedroom One

20' x 12' 6.10m x 3.66m



## Ensuite

8' x 6' 4" 2.43m x 1.93m



## Bedroom Two

10' 2" x 9' 1" 3.10m x 2.77m



## Bedroom Three

10' 7" x 10' 1" 3.22m x 3.07m

## Bathroom

7' 8" x 6' 4" 2.33m x 1.93m



## Garage

16' 2" x 9' 10" 4.93m x 3m

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