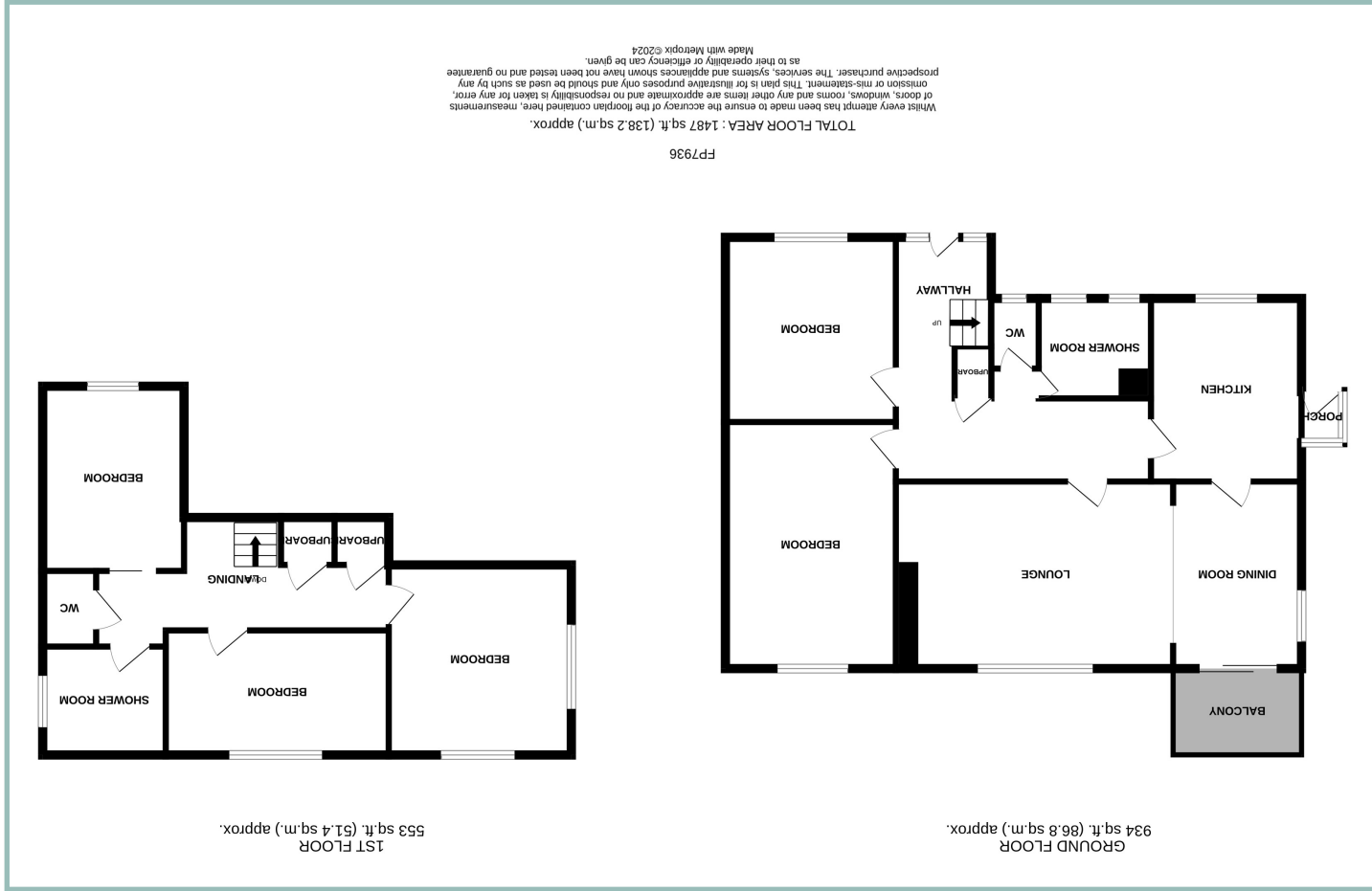


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Detached 4/5 Bedroom Home Enjoying Superb Views

4/5 Bedroom Detached Home

Headlands
30 Ty Mawr Road
Deganwy
LL31 9UB

£530,000

Reference Number: FP7936
26/1/2024

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
web: www.fletcherpoole.com

Description

A deceptively spacious 4/5 bedroom home situated in a highly desirable location enjoying the most superb far reaching views of Conwy Castle, the estuary, Conwy town and the Carneddau mountain range.

The property requires some structural work and updating but has immense potential to create a superb home on a large plot with stunning views.

The accommodation comprises: 'L' shaped entrance hall with understairs cupboard, large open plan lounge/diner with large picture window and sliding doors onto the balcony from where you can enjoy the views of the Conwy castle, kitchen with space for an electric oven and space and plumbing for a washing machine, dishwasher or fridge/freezer, side porch with steps leading down to the side of the property. Downstairs bedroom and a second bedroom/ study, shower room which has been adapted for mobility issues and a separate W.C.

To the first floor a turned staircase leads to the first floor accommodation: Landing with under eaves storage and cupboard, three bedrooms and a modern shower room and separate modern W.C.

UPVC double glazing and gas fired central heating.

To the outside there is a good sized driveway, under house garage with power and light. The front garden has a greenhouse and slate patio area, to the side there is an outside W.C and two outhouses. The rear garden has several patio seating areas, lawn and a raised balcony.

Hallway

16' 4" x 13' 7" 4.98m x 4.14m



- * SUBSTANTIAL DETACHED HOME WITH IMMENSE POTENTIAL
- * OCCUPIES A LARGE PLOT
- * ENJOYS SUPERB FAR REACHING VIEWS
- * SOME STRUCTURAL WORK & UPDATING REQUIRED
- * SITUATED IN A SOUGHT AFTER LOCATION
- * NO CHAIN
- * FREEHOLD



Location

Deganwy is a popular seaside town with a variety of local shops, primary school and a Marina 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 around the one way system and across the bridge in the direction of the A55. At the roundabout take the first exit towards Llandudno. At the next roundabout take the second exit again towards Llandudno. Continue and take the second exit onto Pentwyn Road. Continue up the hill turn left onto Ty Mawr Road, where number 30 will be found on the left.

Council Tax Band: D (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC



Detached 4/5 Bedroom Home Enjoying Superb Views

Lounge

17' 8" x 11' 11" 5.38m x 3.63m

Dining Room

11' 11" x 8' 2" 3.63m x 2.49m

Side Porch

3' 2" x 2' 8" 0.96m x 0.80m

Kitchen

11' 8" x 8' 7" 3.55m x 2.61m



Bedroom One

15' 9" x 10' 10" 4.80m x 3.30m



Bedroom Two

11' 10" x 10' 11" 3.60m x 3.32m



Shower Room

7' 10" x 6' 9" 2.39m x 2.06m



W.C

4' 5" x 2' 10" 1.34m x 0.86m

Landing

14' 3" x 4' 1" 4.34m x 1.24m

Bedroom Three

11' 9" x 12' 5" 3.58m x 3.78m



Bedroom Four

14' 3" x 8' 4.34m x 2.43m



Inner Landing

6' 8" x 3' 6" 2.03m x 1.06m

Bedroom Five

11' 11" x 11' 3.63m x 3.35m

Shower Room

10' 10" x 8' 6" 3.30m x 2.59m



W.C

5' 8" x 3' 10" 1.72m x 1.17m

Garage

24' 10" x 12' 7.57m x 3.66m

W.C

6' 1" x 2' 9" 1.85m x 0.83m

Store Room

7' 6" max x 9' 4" 2.28m x 2.84m

4/5 Bedroom Detached Home

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