

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. It 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.

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		77 C
39-54	E	40 E	
21-38	F		
1-20	G		



1ST FLOOR
223 sq ft (20.7 sq m) approx.

2ND FLOOR
874 sq ft (80.2 sq m) approx.

TOTAL FLOOR AREA: 1097 sq ft (101.9 sq m) approx.

With every property the seller makes no warranty or guarantee as to the accuracy of the floor area measurements of rooms, balconies, terraces and any other areas and no responsibility is taken for any errors or omissions. This plan is a guide only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or operation. The plan is a guide only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or operation.



Three Bedroom Link Detached Chalet Style Bungalow

Description

A quirky three bedroom link detached chalet style bungalow with large open plan living space with high ceiling and sliding patio doors onto the south facing garden.

The property is located within minutes walk to the beach, lovely walks on The Vardre and within minutes drive to Llandudno town and the historic town of Conwy and enjoys views towards the Great Orme from the upper floor.

The accommodation comprises: Entrance hallway which opens into the open plan kitchen/Dining/ Lounge area. The kitchen has an integrated electric hob and double electric oven, space and plumbing for a washing machine and low level fridge and breakfast bar area. The lounge has a large gas stove and patio door onto the rear garden. An inner hallway leads to two bedrooms one of which has built in wardrobes and the other having a good size storage cupboard. Family bathroom.

Stairs from the hallway lead to the first floor accommodation, landing, master bedroom with two built in cupboards and ensuite shower room.

UPVC double glazing and Fisher electric radiators with an Aquafficient hot water tank. Please note that the property does have gas to the property.

To the outside there is driveway parking and a small lawned area with established shrubs. A part covered area leads to a courtyard area with timber shed and the front door. To the rear of the property there is an enclosed garden mainly laid to lawn with a flagged seating area and timber rear access gate.

- ✓ THREE BEDROOM LINK DETACHED CHALET STYLE BUNGALOW
- ✓ TWO DOWNSTAIRS BEDROOMS AND ONE ENSUITE BEDROOM TO THE 1ST FLOOR
- ✓ ENJOYS VIEWS TOWARDS THE GREAT ORME FROM THE FIRST FLOOR
- ✓ OPEN PLAN LIVING WITH HIGH CEILINGS
- ✓ SOUTH FACING REAR GARDEN
- ✓ DRIVEWAY PARKING AND COURTYARD AREA
- ✓ LEASEHOLD
- ✓ NO CHAIN

Open Plan Lounge/Dining/Kitchen

30' 8" x 14' 10" 9.34m x 4.52m



Inner Hallway

16' 8" x 5' 6" max 5.08m x 1.67m

Bedroom Two

11' 8" x 9' 9" 3.55m x 2.97m



Bedroom Three/Snug

11' 9" x 9' 1" 3.58m x 2.77m



Ground Floor Bathroom

8' 11" x 5' 4" 2.71m x 1.62m



First Floor Landing

5' 9" x 5' 1" 1.75m x 1.55m

Bedroom One

13' 10" x 9' 7" 4.21m x 2.92m



Ensuite Shower Room

8' 11" x 5' 1" 2.71m x 1.55m

Agent Notes: The property is leasehold on a 999 year lease from 1974 with a £30 per annum ground rent and a maintenance fee of £390 per annum

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 Conwy and is within easy access of the A55 dual carriageway.

Directions

From Conwy cross over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along Glan y Mor Road and onto Deganwy Road. Pass through the village of Deganwy and continue in the direction of Llandudno. After a short distance take the left turn into Deganwy Beach, bear right where number 39 can be found on the left hand side.

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

3 Bedroom Link Detached Chalet Style Bungalow

39 Deganwy Beach
Deganwy
LL31 9YR

**NO CHAIN
OFFERS OVER
£279,000**

Reference Number: FP8008
19/4/2024

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

