

3/4 Bedroom Mid Terrace Home Enjoying Superb Uninterrupted Views

Description

Leerick Cottage enjoys superb uninterrupted views over the estuary, Conwy castle, the Deganwy Marina and the Carneddau mountains.

The property is currently run as a holiday let, which qualifies for business rates, and has been fully refurbished within the last few years to a very high standard.

The accommodation which is laid over three levels comprises: Front door (located at the rear) which provides access onto the first floor hallway which has a good size understairs storage cupboard, open plan kitchen/diner with integrated electric oven and hob, dishwasher and space for a fridge/freezer, a couple of steps lead down to the lounge which has a feature fireplace with electric stove fire, stairs lead down to the sitting room/ bedroom four which has two wardrobes and an understairs store cupboard and an external door to the front.

From the main hallway the stairs lead to the second floor accommodation: Landing, master bedroom with built in wardrobes, a second double bedroom and a single bedroom and family bathroom. UPVC double glazing and Ideal gas fired combination boiler.

To the outside there are steps leading down to the main entrance door(at Rear) and a courtyard area laid to stone chippings.

- ✓ ENJOYS THE MOST SUPERB FAR-REACHING VIEWS
- ✓ REFURBISHED TO A VERY HIGH STANDARD IN RECENT YEARS
- ✓ MODERN KITCHEN AND BATHROOM
- ✓ WITHIN EASY WALKING DISTANCE TO THE DEGANWY MARINA, SHOPS & RESTAURANTS
- ✓ CURRENTLY RUN AS A HOLIDAY LET
- ✓ NO CHAIN
- ✓ FREEHOLD

Hallway

14' 2" x 5' 4.31m x 1.52m

Kitchen/Diner

18' 8" x 9' 8" 5.69m x 2.94m



Lounge

13' 2" x 12' 6" 4.01m x 3.81m



Sitting Room/Bedroom Four

12' 10" x 10' 7" 3.91m x 3.22m



Landing

8' 10" x 9' 2.69m x 2.74m

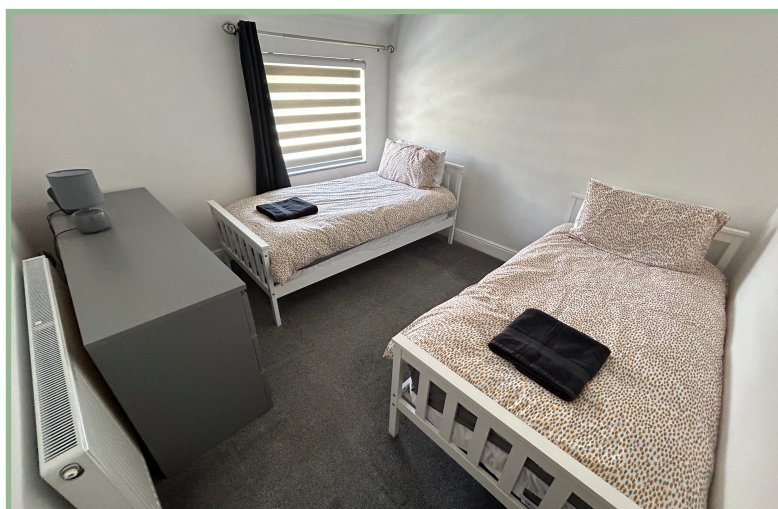
Bedroom One

13' 4" x 11' plus wardrobes 4.06m x 3.35m



Bedroom Two

9' 8" x 10' 4" 2.94m x 3.15m



Bedroom Three

9' 2" x 6' 6" 2.79m x 1.98m

Bathroom

8' 2" x 5' 2.49m x 1.52m



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. Turn right onto Pentwyn Road where Leerick Cottage can be found on the left.

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

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Leerick Cottage
Pentywyn Road
Deganwy
LL31 9TY

£345,000

Reference Number: FP8017
7/5/2024

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:

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web: www.fletcherpoole.com

