

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.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FP017

1ST FLOOR: 437 sq ft (40.1 sq m) approx.

2ND FLOOR: 432 sq ft (40.1 sq m) approx.

GROUND FLOOR: 127 sq ft (11.8 sq m) approx.

TOTAL FLOOR AREA: 991 sq ft (92.1 sq m) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, measurement of rooms, windows, doors and any other items and appliances shown and no responsibility is taken for any omissions or misstatements. The plan is to be read in conjunction with the text and should not be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency at any time.



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

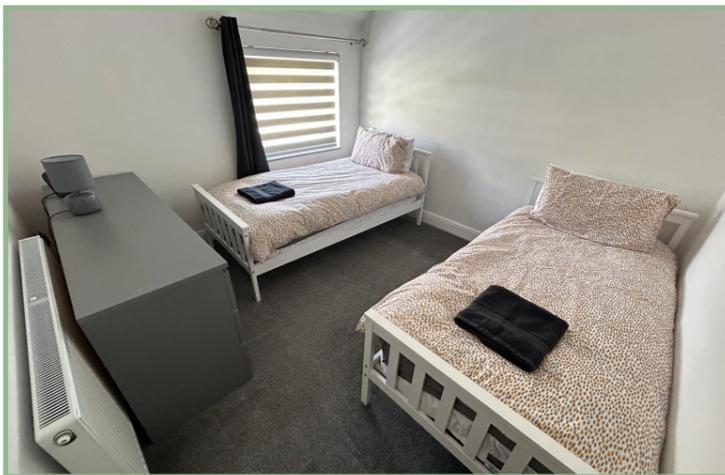
Bedroom One

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



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

3/4 Bedroom Mid Terrace Home

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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

