


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



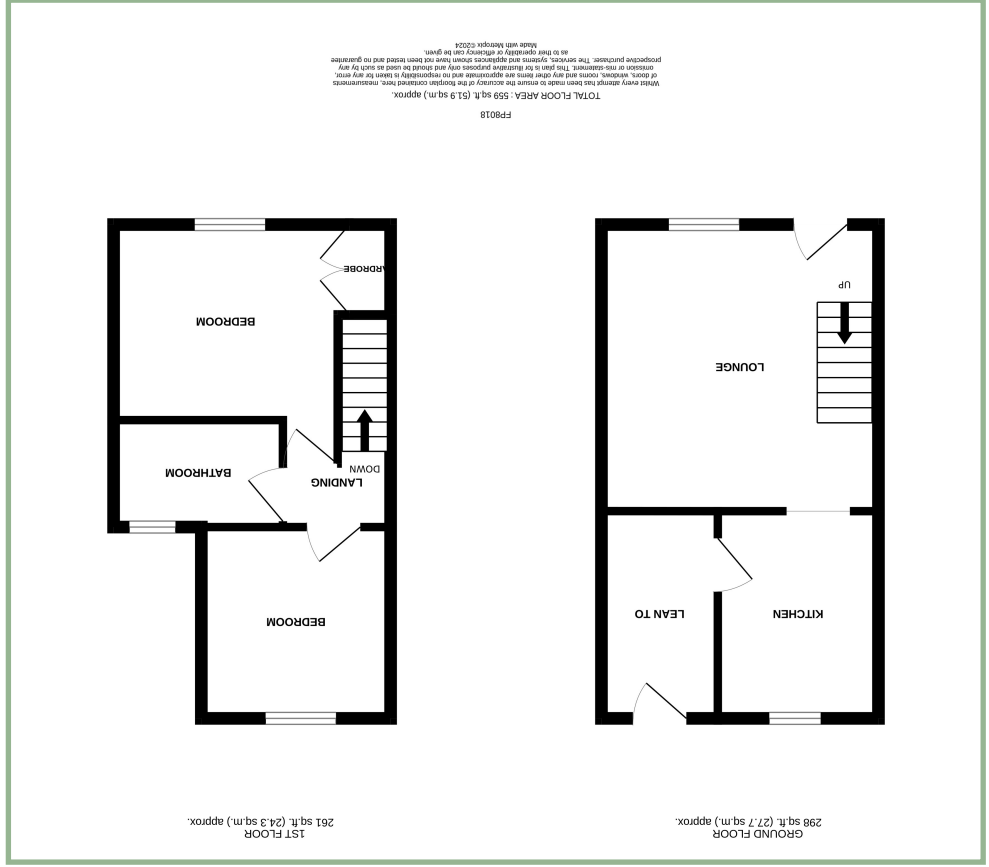
Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	48 E	
55-68	D		
69-80	C		
81-91	B		89 B
92+	A		



FP8018

UNLESS STATED OTHERWISE THE MEASUREMENTS ARE APPROXIMATE AND SHOULD BE TAKEN AS A GUIDE ONLY. THE BUYER SHOULD VERIFY THE MEASUREMENTS AND TAKE ACCOUNT OF ANY VARIATIONS IN THE PROPERTY. THE BUYER SHOULD ALSO TAKE ACCOUNT OF ANY VARIATIONS IN THE PROPERTY AND TAKE ACCOUNT OF ANY VARIATIONS IN THE PROPERTY.

TOTAL FLOOR AREA: 559 sq ft (51.9 sq m) approx.



GROUND FLOOR 298 sq ft (27.7 sq m.) approx.

1ST FLOOR 261 sq ft (24.3 sq m.) approx.



Two Bedroom Semi Detached Home

Description

A well presented two bedroom semi detached home situated close to the lovely walks on the Vardre, bowling green and primary school. The property enjoys distant views towards the Carneddau mountains and is within walking distance to Deganwy village which has an array of shops, café's, restaurants and the Deganwy Quay.

The accommodation comprises: Lounge with gas fire, kitchen with solid wood worktops, space and plumbing for a washing machine, fridge/freezer and electric oven and access into the lean to.

From the lounge there are stairs to the first floor accommodation: Landing, master bedroom with built in wardrobes and access via a drop down ladder to the boarded loft, a second double bedroom and modern bathroom.

UPVC double glazing and gas fired Vaillant combination boiler.

To the outside there is a small gated seating area and pathway to the front door.

To the side of the property (located to the left of the attached property) there is a flagged pathway leading to the rear garden which has a flagged patio seating area and well established plants and shrubs and a summerhouse with power and light.

- ✓ WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME
- ✓ EASY ACCESS TO LOVELY WALKS ON THE VARDRE
- ✓ CLOSE TO THE PRIMARY SCHOOL AND BOWLING GREEN
- ✓ ENJOYS DISTANT VIEWS OF THE MOUNTAINS
- ✓ SUMMER HOUSE IN THE REAR GARDEN
- ✓ MODERN KITCHEN & BATHROOM
- ✓ NO CHAIN
- ✓ FREEHOLD

Lounge

13' 4" x 12' 11" 4.06m x 3.94m



Kitchen

9' 7" x 7' 6" 2.92m x 2.28m



Lean To

10' 2" x 3' 7" 3.10m x 1.09m

Bedroom One

10' 11" plus built in wardrobes x 11' 1" max 3.32m x 3.38m



Bedroom Two

10' 7" x 8' 10" 3.22m x 2.69m



Bathroom

7' 9" x 5' 5" 2.36m x 1.65m



Summer House

9' 4" x 11' 1" 2.84m x 3.38m



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 go over the bridge and turn left for Deganwy. Continue along this road and bear right onto Pentwyn Hill, then first left onto Ty Mawr Road, continue along this road, turn second right onto Peniel Street where number 3 can be found on the left.

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

2 Bedroom Semi Detached Home

3 Peniel Street
Deganwy
LL31 9UP

£185,000

Reference Number: FP8018
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

