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## 39 Deganwy Beach, Deganwy, Conwy, LL31 9YR



Offers Over £273,000

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THIS SPACIOUS CONTINENTAL STYLE LINK DETACHED CHALET BUNGALOW is situated on the popular Deganwy Beach Development, close to the Village and the beach, within approximately 2½ miles of Llandudno. The accommodation comprises:- front door to open plan lounge/dining/kitchen with Cathedral style ceiling. French door to the rear garden; 2 ground floor bedrooms and a 3-piece bathroom; staircase leads to a 3rd bedroom with en-suite 3-piece shower room. The property features 'Fisher' electric radiator although gas is connected to the property. Outside - small front garden area and drive for off road parking/car port, lovely sunny enclosed rear garden. The property is held on Leasehold Tenure over a 999 year term from 1974 with a £30.00 per annum Ground Rent. We are advised that the Maintenance Charge from 24/12/23 to 23/06/24 is £390.00.

NO ONWARD CHAIN

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 30'8" x 14'10" - overall (9.37m x 4.54m - overall)

HALLWAY/DINING AREA

With 2 'Fischer' electric radiators.

DOUBLE ASPECT LOUNGE AREA



With gas stove fire, 3 wall light points, 2 'Fischer' electric radiators, Cathedral style ceiling, upvc double glazed window and sliding patio door to rear garden.



## KITCHEN AREA



Range of Oak effect fronted base, wall, drawer and glass fronted display units with round edge worktops, stainless steel circular sink and drainer, built-in 'Neff' oven and ceramic hob, plumbing for a washing machine, wall tiling, spot lights, upvc double glazed window.



## INNER HALLWAY

'Fischer' electric radiator.

BEDROOM 2 11'8" x 9'9" (3.57m x 2.98m)



(No heater), Cathedral style ceiling, upvc double glazed window, wall light point.

### BEDROOM 3/SNUG 11'9" x 9'1" (3.59m x 2.78m )



Fire surround with marble back and hearth, 'Living Flame' coal effect fire, upvc double glazed window, understairs cupboards.

### GROUND FLOOR BATHROOM



In White comprising panel bath with shower attachment, pedestal wash hand basin and close coupled w.c, wall tiling, floor tiling, upvc double glazed window, electric radiator/towel warmer.

A staircase from the inner hallway leads to:-

### FIRST FLOOR LANDING

Upvc double glazed window.

### BEDROOM 1 13'10" x 9'7" (4.22m x 2.93m)



Into upvc double glazed bay window, Cathedral style ceiling, view to the Great Orme, cupboard housing 'Fischer' instant hot water tank.

### EN-SUITE 3-PIECE SHOWER ROOM



In White comprising shower stall, pedestal wash hand basin and close coupled w.c, wall tiling, extractor fan.

### OUTSIDE



### SMALL FRONT GARDEN

With drive for off road parking for 2 cars leads to:-

### CARPORT



And patio area.

## ENCLOSED REAR GARDEN



With lawn, flowerbeds and shrubs.



## TENURE

The property is held on LEASEHOLD TENURE over a 999 year term from 1974 with a £30.00 per annum Ground Rent. We are advised that the Maintenance Charge from 24/12/23 to 23/06/24 is £390.00.

## COUNCIL TAX BAND

Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Ground Floor

Approx. 84.8 sq. metres (912.5 sq. feet)

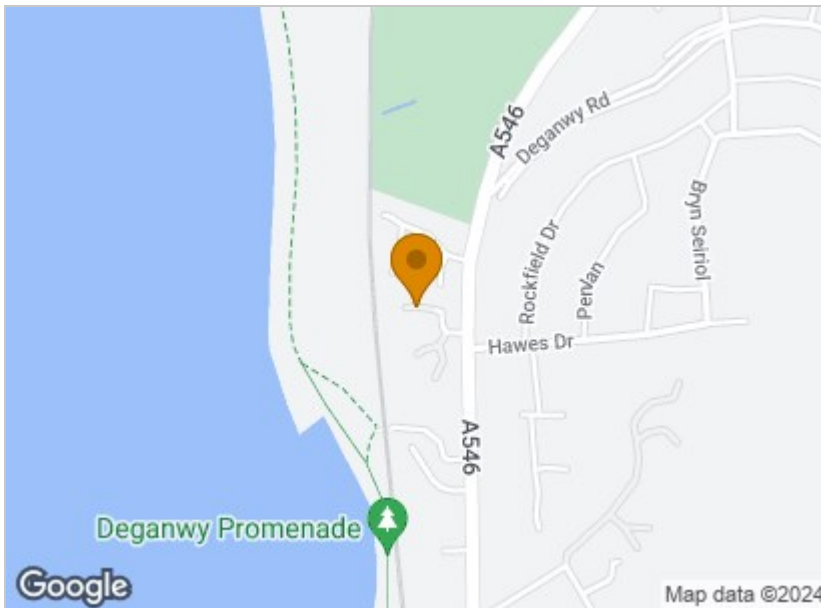


## First Floor

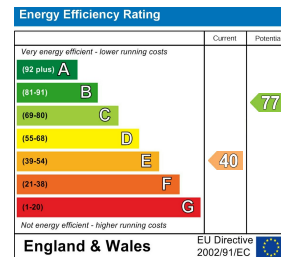
Approx. 21.1 sq. metres (227.2 sq. feet)



## Area Map



## Energy Efficiency Graph



## Directions

From The Moorings, previously the Deganwy Castle Hotel, proceed towards Llandudno and the beach Development can be viewed approximately 700 yards on your left hand side. Turn into Deganwy Beach, turn right and follow the road down and the property is on the left hand side within 70 yards. REF: A194 27/09/23 REV 11/06/24

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

