

**Bryan Davies  
+ Associates**

**4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS  
(01492) 875125**

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

## 4 Park Lodge Tan Y Fron, Deganwy, Conwy, LL31 9YN



Panoramic views £430,000

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THIS FABULOUS PROPERTY WAS BUILT BY BEECH HOMES (C2001) situated in a slightly elevated position with panoramic views from the front elevation towards Conwy Castle, Conwy Valley and mountains. Having been totally upgraded by the present owners and within easy distance of the local Primary School, access to Deganwy Village and the Historic town of Conwy. The accommodation briefly comprises;- hall with access to the garage presently used as a home office; utility room and 2-piece cloakroom; first floor landing; open plan lounge/dining room/kitchen; the kitchen has been beautifully re-fitted in White and Grey gloss fronted units and built-in appliances; with access from the lounge/dining area to the balcony and views; staircase leads to the second floor landing; principal bedroom with built-in wardrobes with views and en-suite 4-piece shower room with twin sinks; 2nd bedroom with built-in wardrobes; good sized 3rd bedroom and a re-fitted 3-piece bathroom with an overbath shower. The property features gas fired central heating and upvc double glazed windows. Outside - there is brick paved parking to the front for 3 cars plus a grassed area with mesh for extra parking. Terraced landscaped gardens with lawn, flowerbeds, shrubs, patios lead up the side and rear of the property.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE GORGEOUS ACCOMMODATION.

The Accommodation Comprises:-

**Composite Double Glazed FRONT DOOR**

With coloured light and upvc double glazed sidelight to:-

**HALL**

Coving, vertical double radiator, fuse box, integral door to:-

**GARAGE 19'5" x 9'10" (5.92m x 3.02m)**

NOW USED AS A HOME OFFICE. Light, power, double radiator.

**UTILITY ROOM 13'0" x 6'0" (3.98m x 1.83m)**



Gloss fronted base units with inset single drainer sink

unit and mixer tap, round edge worktops, plumbing for a washing machine and space for dryer, wall and floor tiling, extractor. triple mirror fronted floor standing storage units with shelving and drawers, radiator.

**EN-SUITE 2 PIECE CLOAKROOM**

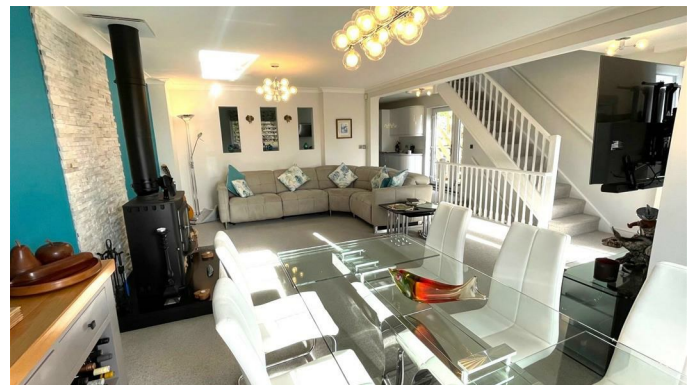
With pedestal wash hand basin, close coupled w.c, wall and floor tiling, extractor, radiator, display shelving.

A staircase from the Entrance Hall leads to:-

**OPEN PLAN LOUNGE/DINING ROOM 18'0" x 16'11" (5.50m x 5.17m)**



Plus bay window. Feature slate hearth with log burner and feature sparkle brick effect wall tiling, coving, vertical radiator.



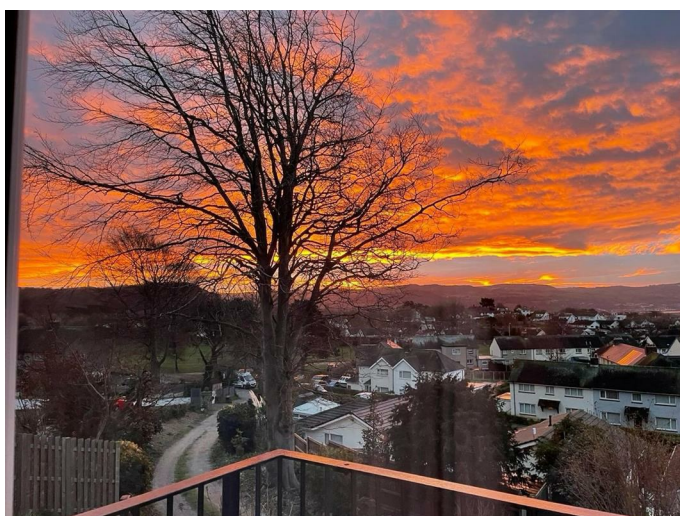
Double Glazed door to:-



## BALCONY



With tiled seating area and wrought iron balustrade, views.



## KITCHEN/BREAKFAST ROOM 19'6" x 11'5" (5.95m x 3.48m)



Extensively fitted with White and Grey Gloss fronted base, wall, drawer and top cabinets with composite marble effect worktops and uprights with matching central island/seating/breakfast area, inset 1½ bowl sink unit and mixer taps, integrated appliances include 'Neff' double electric oven, 4 ring 'Neff' ceramic hob with stainless steel cooker hood over, 'Neff' microwave oven, under unit lighting, integrated 'Neff' dishwasher, fridge/freezer, composite marble effect display window sill with upvc double glazed window to rear, feature inset 3 luxury grey click vinyl boarding to floor, recessed downlighters to ceiling, vertical radiator, upvc double glazed door and sidelight to side and rear garden.

A staircase from the Lounge Area leads to:-

### SECOND FLOOR LANDING

upvc double glazed window to side, radiator. Access to roof via a pull down ladder with light and partly boarded.



**BEDROOM 1 18'5" x 9'1" - maximum (5.62m x 2.78m - maximum)**



Into upvc double glazed bay window plus built-in full length mirror fronted wardrobes with hanging rails and shelving, 2 single radiators, recessed down lighters to ceiling, bay with open views.



**VIEW FROM BEDROOM 1**



**VIEW OF CONWY CASTLE FROM BEDROOM 1**



**TILED EN-SUITE 4-PIECE SHOWER ROOM**



Double shower stall with twin shower heads including Drench shower, twin his and hers sinks with mixer tap, close coupled w.c, ladder towel rail, recessed display shelving and corner glass display shelves, feature wall tiling with 2 wall mounted mirrors with display lighting, recessed downlighters, extractor.

**BEDROOM 2 (TO THE REAR) 11'5" x 10'11" - maximum (3.50m x 3.35m - maximum)**



Including fitted double wardrobe with mirror fronted sliding doors, hanging rails and shelving, corner display shelving, recessed down lighters to ceiling, upvc double glazed window to the rear, radiator.



### BEDROOM 3 (TO THE REAR) 10'7" x 8'0" (3.24m x 2.44)



Upvc double glazed window, radiator.

### TILED 3-PIECE BATHROOM



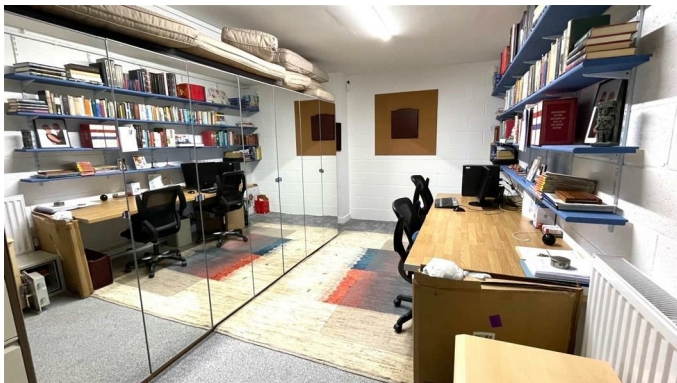
With panel bath, mixer tap, 'Bristan' shower over with side screen, vanity wash hand basin with mixer tap and display shelving, close coupled w.c, shaver point, mirror with light, ladder style towel rail, recessed down lighters, grey flooring, upvc double glazed window with views.

### OUTSIDE

#### LANDSCAPED GARDEN TO FRONT

With lawn, decorative walling, mature rockery and seating areas with views. Triple width block paved driveway to front provides off road parking and leads to:-

#### GARAGE (CURRENTLY A HOME OFFICE)



With up and over door.

### SIDE AND REAR GARDENS



Landscaped to maximise on the views to include paved patio seating area, gabions with seating, paved stepped pathways, decking, shrubbery, raised flowerbeds and patio to the rear.





SIDE GARDEN



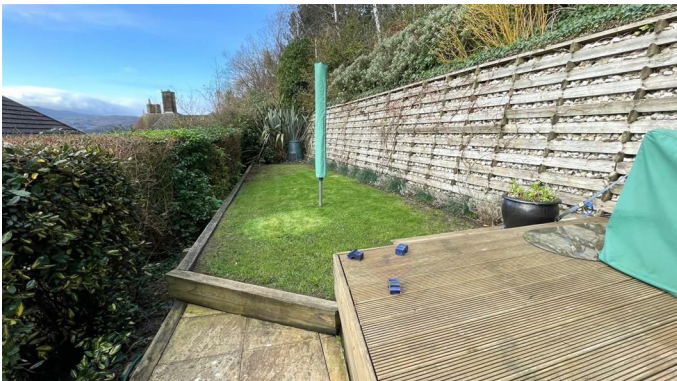
TENIURE - FREEHOLD

COUNCIL TAX BAND

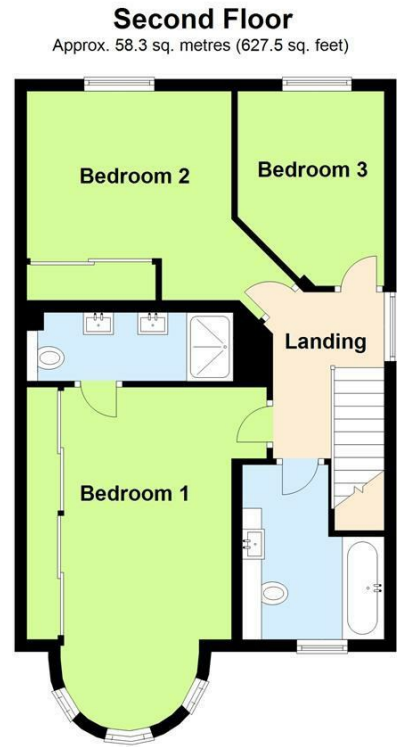
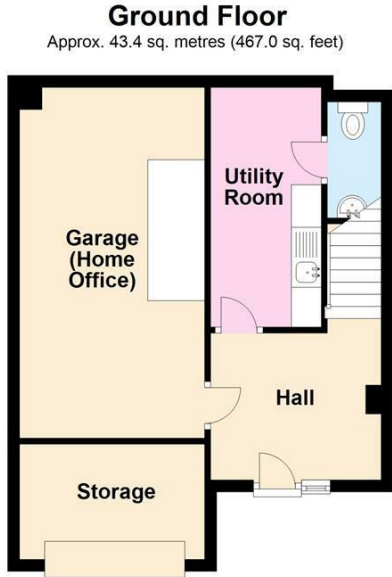
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TOP TERRACE

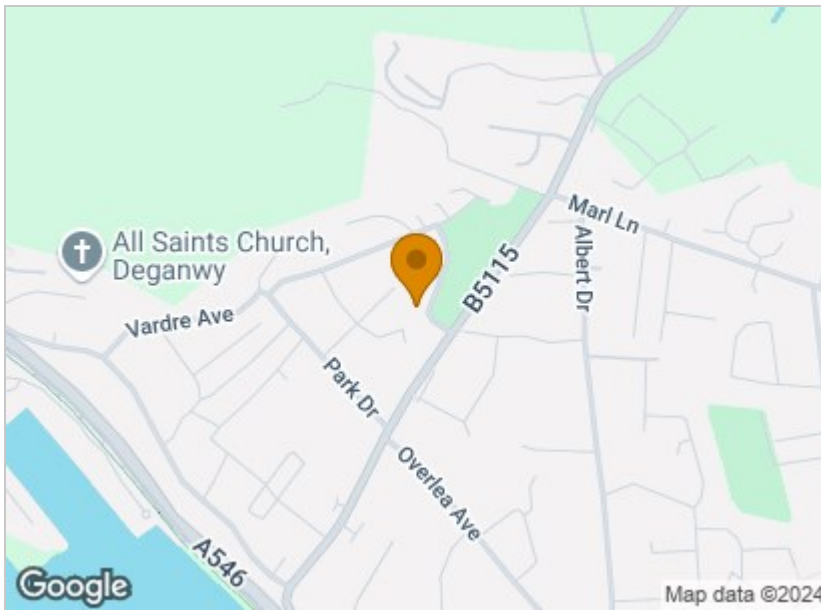


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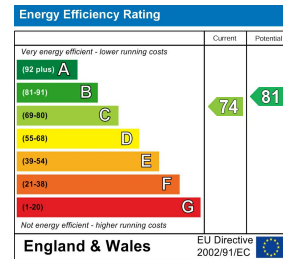


Total area: approx. 159.9 sq. metres (1720.7 sq. feet)

**Area Map**



**Energy Efficiency Graph**



**Directions**

From the Moorings (formerly the Deganwy Castle hotel) proceed towards Conwy, at the traffic lights turn left onto Ty-Mawr Road, second turning left onto Vardre Avenue at the top of that road continue across onto Tan-y-Fron and take the next turning of driveway left up to Park Lodge which is a Private Road and the property is on the right hand side. REF: A402 28/02/24 REV 29/10/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

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.

