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## Vardre Lodge, Gannock Park, Deganwy, Conwy, LL31 9PZ



£595,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS IS A BEAUTIFUL MODERN c2009 DETACHED CHALET STYLE HOME ON THE EVER POPULAR AND HIGHLY DESIRABLE GANNOCK PARK WITH EASY ACCESS TO THE LOCAL SHOPS, CAFES, RESTAURANTS, BEACH AND DEGANWY QUAY. THE WELL PLANNED AND PROPORTIONED ROOMS PROVIDE A COTTAGE FEEL WITH MODERN LIVING.

The accommodation briefly comprises: front door to reception hall; good sized lounge with feature fireplace and gas stove, double doors lead to the sun room and French doors lead out to the garden; kitchen with a range of modern units; separate utility room; dining room/4th bedroom and ground floor 3 piece shower room. An oak staircase from the reception hall leads to a good sized first floor landing with storage units - possibly a useful study area; principal bedroom with distant views to the estuary and Anglesey, built in wardrobes and en-suite 4 piece shower room including bidet; two further bedrooms with built in wardrobes and 3 piece bathroom. The property feature gas fired central heating (new boiler installed in 2023) and upvc double glazed windows. Outside – easily maintained gardens to the front and rear with brick paved drive for off road parking for several cars leading to a detached brick built garage with automatic up and over door.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The accommodation comprises:

Canopied oak entrance with light oak front door with coloured leaded light to:

RECEPTION HALL 10'4" x 10'3" (3.16m x 3.14m)



Two upvc double glazed window, side windows with coloured leaded lights, plate display shelving, two radiators, two wall light points.

TRIPLE ASPECT LOUNGE 20'0" x 11'10" maximum (6.10m x 3.63m maximum)



Feature exposed beam ceilings, inglenook with exposed brick inset and mantel over display shelving, tiled hearth, inset log effect gas stove fire, recessed arched display with glass shelving, three wall light points, TV and telephone points, upvc double glazed window with deep display sill, two radiators, double opening doors to Sun Room.

### INGLENOOK IN LOUNGE

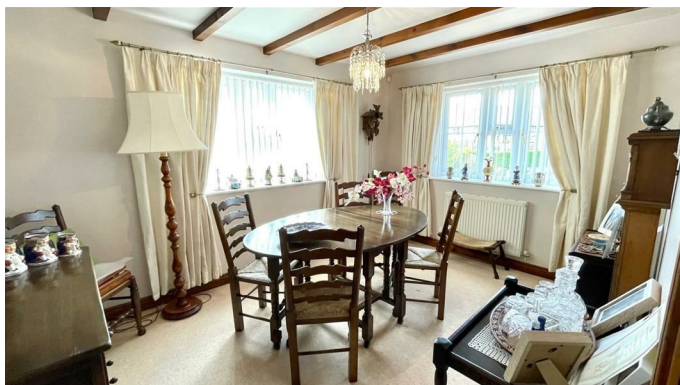


### SUNROOM 12'0" x 6'2" (3.68m x 1.88m)



Ceramic tiled floor, two wall light points, two double radiators, upvc double glazed double opening doors to rear garden.

### DINING ROOM/BEDROOM 4 12'9" x 9'6" (3.91m x 2.92m)



radiator, upvc double glazed window.

### DOUBLE ASPECT KITCHEN/BREAKFAST ROOM 14'6" x 9'5" (4.42m x 2.89m)



Fitted range of cream fronted 'Shaker' style base, wall, drawer and corner display cabinets with round edge speckled worktops, tiled splashbacks and under unit lighting, inset 1½ bowl sink unit with mixer tap, integrated fridge, 'Kenwood' dishwasher integrated electric oven and four ring ceramic hob and cooker canopy over, ceramic floor tiling, TV and telephone point, exposed beamed ceiling, radiator, triple aspect upvc double glazed windows.

### UTILITY ROOM 9'8" x 5'2" (2.96m x 1.59m)

Fitted base and wall units with round edge worktops, space for fridge/freezer, plumbing for automatic washing machine, 'Worcester' combi central heating and hot water boiler, radiator, wall and floor tiling, access to loft space, upvc double glazed window and upvc double glazed door to rear garden.

### GROUND FLOOR 3 PIECE SHOWER ROOM



Tiled shower stall with mains shower, vanity wash hand basin, shaver point, close coupled w.c., wall tiling, ladder style towel rail, extractor, recessed downlighters to ceiling, understairs cloakroom cupboard.

A staircase from the Entrance Hall leads to:

## LARGE FIRST FLOOR LANDING/STUDY/DISPLAY AREA



Wall light point, 'Velux' window with views across to the Great Orme and West Shore.

## BEDROOM 1 20'0" x 12'0" (6.11m x 3.68m)



Maximum including En-Suite and wardrobes, two double fitted wardrobes with hanging rails and shelving and top cupboards, two radiators, double aspect upvc double glazed windows.

## 4 PIECE EN-SUITE SHOWER ROOM



Comprising corner shower stall with mains shower and extractor, vanity wash hand basin, close coupled w.c., bidet, wall tiling, ladder style towel rail, shaver point, recessed downlighters to ceiling, 'Velux' double glazed skylight window.

## BEDROOM 2 10'1" x 9'1" (3.09m x 2.78m)



Including built in double cupboard with hanging rail and shelving, radiator, upvc double glazed window to front with views to the Great Orme and West Shore.

## BEDROOM 3 10'7" x 10'1" (3.23m x 3.08m)



Including built in double wardrobe and top cupboards, radiator, access to roof space, upvc double glazed window.

### 3 PIECE BATHROOM



Suite comprising panel bath with mixer tap, pedestal wash hand basin, close coupled w.c., extractor, shaver point, recessed downlighters to ceiling, radiator, double glazed 'Velux' skylight window, radiator.

### OUTSIDE - FRONT GARDEN

Double opening gates to front with mature well stocked flower beds, shrubs and hedging leads to:

### GOOD SIZED BLOCK PAVED PARKING AREA

For several cars (dependant on size) leads to:

### DETACHED BRICK BUILT SINGLE CAR GARAGE

With automatic up and over door, power and light connected, upvc double glazed personal door, outside tap.

### LANDSCAPED REAR GARDEN



With paved pathways, seating area, power point, raised mature beds and shrubs, fishpond,



### SIDE AREA

With beds, shrubs, decorative chippings and timber garden shed.

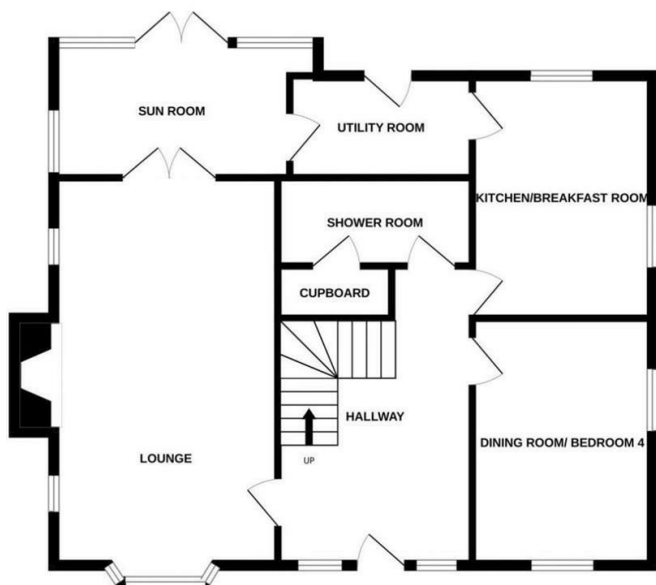
### TENURE

The property is held on a FREEHOLD tenure.

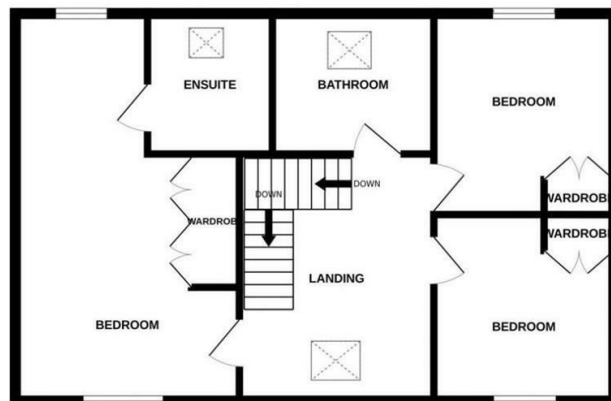
### COUNCIL TAX BAND

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

GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



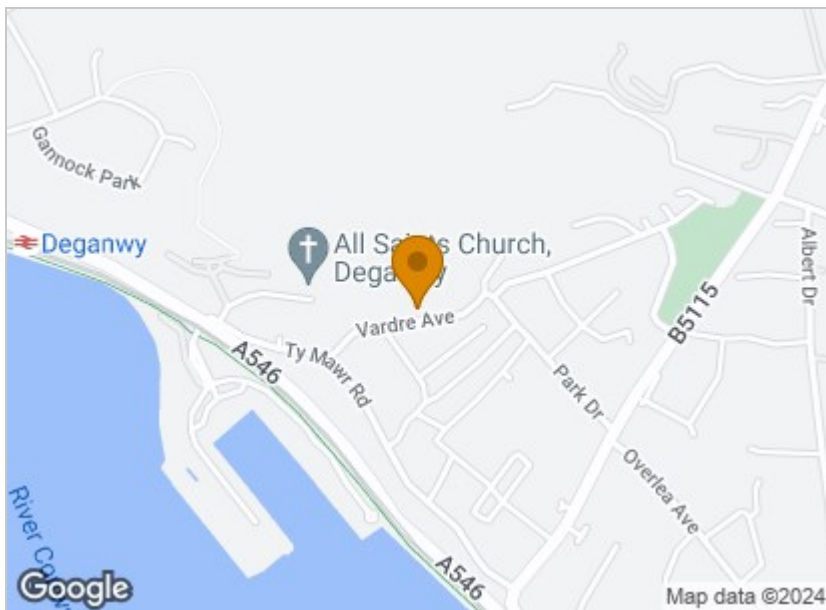
1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



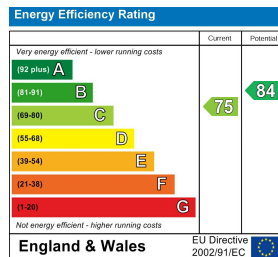
TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



Directions

From The Moorings (originally Deganwy Castle Hotel) proceed towards Llandudno, take the first turning on the right into York road, follow the road up into Gannock Park and the property can be viewed on the right hand side within 150 yards. A445 18/04/24

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.

