

**Bryan Davies
+ Associates**

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

**AUCTIONEERS
•
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

104 Deganwy Road, Llanrhos, Llandudno, LL30 1NA



No Onward Chain £310,000

 3  1  2  D

www.bdahomesales.co.uk

THIS BEAUTIFUL THREE BEDROOM SEMI DETACHED FAMILY HOME IS SITUATED ON THE VERY POPULAR DEGANWY SHELF WITH VIEWS FROM THE FRONT ELEVATION TOWARDS THE SEA AND ANGLESEY, FROM THE REAR TOWARDS THE VARDRE AND CONWY MOUNTAINS, WITHIN ¾ OF A MILE OF DEGANWY VILLAGE SHOPS AND RESTAURANTS AND APPROXIMATELY TWO MILES FROM LLANDUDNO.

The accommodation briefly comprises: porch; entrance hall; lounge with bay window; separate dining room opening to fitted kitchen and access to rear garden. A staircase leads to the first floor landing; two double sized bedrooms; single bedroom and a modern three piece bathroom with overbath shower. The property features gas fired central heating from a combination boiler and upvc double glazed windows. Outside - front garden with lawn and shrubs; brick paved driveway for off road parking; small garden to the rear with lawn, patios, shrubs and trees.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

N.B. PLEASE BE AWARE THAT THE PROPERTY HAS SPRAY FOAM ROOF INSULATION - THEREFORE CASH BUYERS ONLY

The accommodation comprises:

Upvc double glazed sliding door to:

PORCH

Panelled ceiling with recessed downlighters, inner glazed oak front door to:

ENTRANCE HALL



Understairs cupboard, picture rails, wood effect flooring.

LOUNGE 14'3" x 11'5" (4.36m x 3.48m)



Plus upvc double glazed bay window, wall mounted electric fire with pebbles and display shelf (subject to negotiation), picture rails, coving, vertical radiator, wood effect flooring, views.



OPEN PLAN DINING ROOM/KITCHEN 12'0" x 11'10" (3.66m x 3.63m)

DINING AREA



With coving, picture rails, double radiator, wood effect flooring, upvc double glazed bay window and upvc double glazed door to rear garden.



OPENING THROUGH TO KITCHEN/BREAKFAST ROOM
15'5" x 9'4" (4.70m x 2.86m)



Fitted range of cream fronted base, wall, drawer and glass fronted units with round edge worktops incorporating 'Smeg' electric oven and four ring ceramic hob with cooker hood over, breakfast bar area, integrated microwave, fridge/freezer, slimline 'Ikea' dishwasher and 1½ bowl sink unit and mixer tap, wall tiling, recessed downlighters to ceiling, cupboard housing 'Worcester' central heating and hot water boiler, oak flooring, double aspect windows, upvc double glazed side door.

A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Storage cupboard with light and slatted door, wall light point, access to roof space, upvc double glazed window.

BEDROOM 1 14'5" x 10'4" (4.40m x 3.17m)



Including fitted wardrobes, top cupboards, display shelving, chest of drawers, picture rails, vertical radiator, upvc double glazed window with views to front towards the West Shore, over the Conwy Estuary to Anglesey.



BEDROOM 2 12'0" x 9'6" (3.67m x 2.91m)



Plus built-in full length triple wardrobe with sliding doors, hanging rail and shelving, picture rails, upvc double glazed window to rear with views to The Vardre and across to Conwy mountains.

VIEW FROM BEDROOM 2

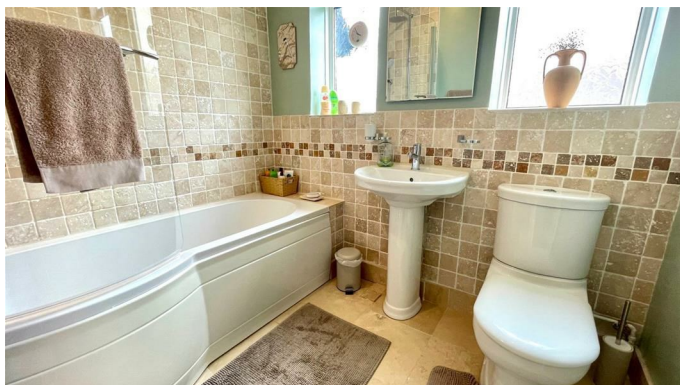


BEDROOM 3 9'4" x 7'2" (2.85m x 2.19m)



Picture rails, double radiator, upvc double glazed window to rear with views to The Vardre and across to Conwy mountains.

3 PIECE BATHROOM



White suite comprising P-shaped bath with mixer tap and shower attachment, plus drench shower over and side screen, pedestal wash hand basin, closed couple w.c., panelled ceiling with recessed downlighters, ladder style towel rail, wall and floor tiling, two upvc double glazed windows.

OUTSIDE - FRONT GARDEN



Good sized lawned front garden with raised seating area, flowers, shrubs and hedging.

BLOCK PAVED DRIVEWAY

Provides off street parking for two cars.

REAR GARDEN



With full width paved seating area, lawn, shrubs, trees, hedging, paved seating area, and garden wooden tool shed.



TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

COUNCIL TAX BAND Is 'E' obtained from www.conwy.gov.uk

Ground Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



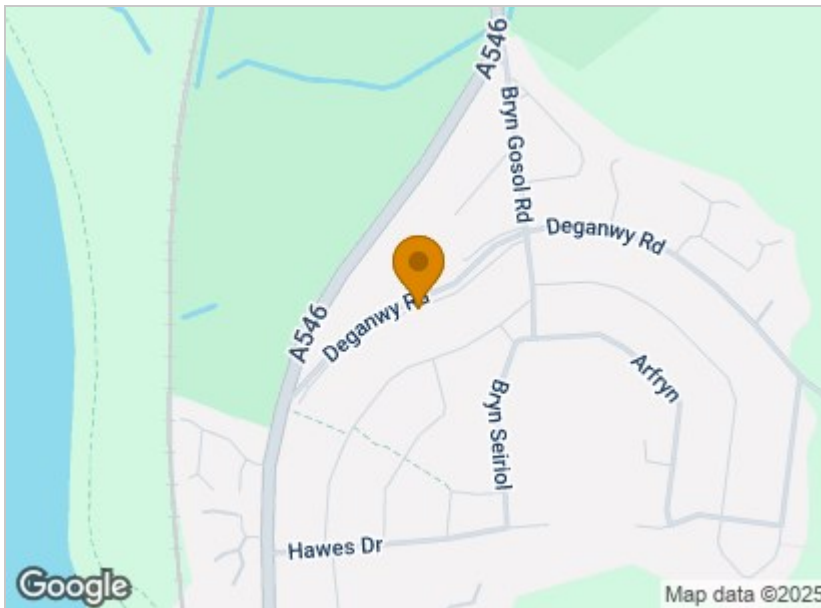
First Floor

Approx. 50.8 sq. metres (546.9 sq. feet)

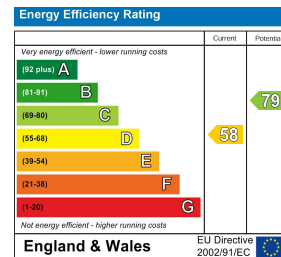


Total area: approx. 108.7 sq. metres (1170.5 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From The Mooring Apartments (formerly Deganwy Castle Hotel), proceed towards Llandudno, take the 4th turning on the right as the continuation of Deganwy Road, 1st right onto the Deganwy shelf and the property is on the right hand side within 100 yards. A534 08/08/24 REV 12/05/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: 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.

