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



**No Onward Chain £218,000**



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



THIS IS A LOVELY UPDATED FIRST AND SECOND FLOOR CONTINENTAL STYLE MAISONETTE WITH FANTASTIC VIEWS ACROSS TO THE CONWY MOUNTAINS, ANGLESEY, DEGANWY BEACH, NORTH WALES GOLF LINKS AND THE GREAT ORME. Within easy distance of Deganwy village with its array of shops and restaurants and approximately 2 miles of Llandudno. The accommodation briefly comprises:- external staircase to the first floor; self contained door to Apartment 31; hall; 2-piece cloakroom; principal bedroom; 3-piece bathroom with over bath shower; staircase from the hall leads to the second floor with an open plan lounge/dining/kitchen and patio door to the balcony; 2nd double sized bedroom; a steep narrow staircase from the lounge area leads to mezzanine/study area with superb views. The property features gas fired central heating, upvc double glazed windows. Outside - shared communal landscaped garden and a single car car port. 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 for 2024/25 is approximately £2,100.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

EXTERNAL STAIRCASE LEADS TO 3 APARTMENTS

SELF CONTAINED UPVC DOUBLE GLAZED FRONT DOOR TO :-

APARTMENT 31

HALL

Double radiator, 2 storage cupboards.

2 PIECE CLOAKROOM



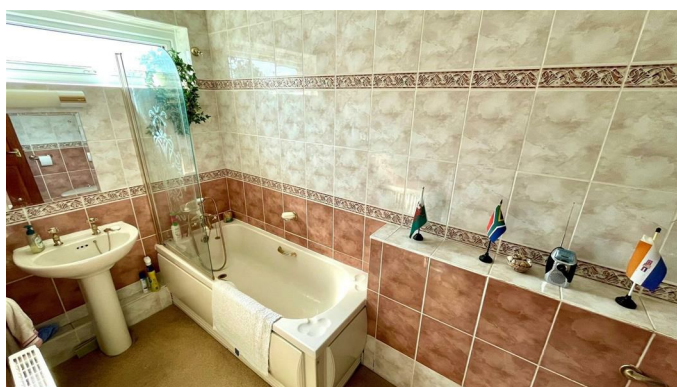
In white, radiator.

DOUBLE ASPECT BEDROOM 1 13'8" x 9'4" (4.18m x 2.85m)



Including upvc double glazed bay window, double radiator, built-in wardrobe, slight sea and Vardre view.

TILED 3-PIECE BATHROOM



Bath with shower attachment, pedestal wash hand basin and low flush w.c, upvc double glazed window, radiator, heater towel rail.

STAIRS FROM THE HALL LEADS TO:-

SECOND FLOOR

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM 21'1" x 15'0" - overall (6.43m x 4.58m - overall)

LOUNGE AREA



Double radiator, upvc double glazed sliding patio door to balcony.



## KITCHEN AREA



Range of modern base, wall and drawer units with round edge worktops and breakfast bar, built-in fridge/freezer, electric oven and hob, dishwasher, 1½ bowl sink, double radiator, upvc double glazed window, wall tiling.



## BEDROOM 2 11'5" x 9'4" (3.48m x 2.86m)



Upvc double glazed window, double radiator, views to the Vardre, built-in wardrobes and 'Vaillant' gas fired combination central heating/hot water boiler.



A NARROW STAIRCASE FROM THE LOUNGE AREA LEADS TO:-

## MEZZANINE/STUDY 11'4" x 10'7" (3.47m x 3.25m )



Upvc double glazed windows, built-in cupboards, fabulous views to Conwy Mountains, Deganwy Beach, Anglesey, North Wales Golf Links and the Great Orme.



## VIEW FROM THE MEZZANINE/STUDY



BALCONY 15'0" x 5'6" - off the lounge. (4.59m x 1.69m - off the lounge.)



Magnificent views to Conwy Mountains, Anglesey, Deganwy Beach, North Wales Golf Links.

## OUTSIDE

### COMMUNAL LANDSCAPED GARDENS

### CAR PORT FOR ONE CAR

### 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 for 2024/25 is approximately £2,100 per annum payable every 6 months.

### COUNCIL TAX BAND

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



**First Floor**



**Second Floor**

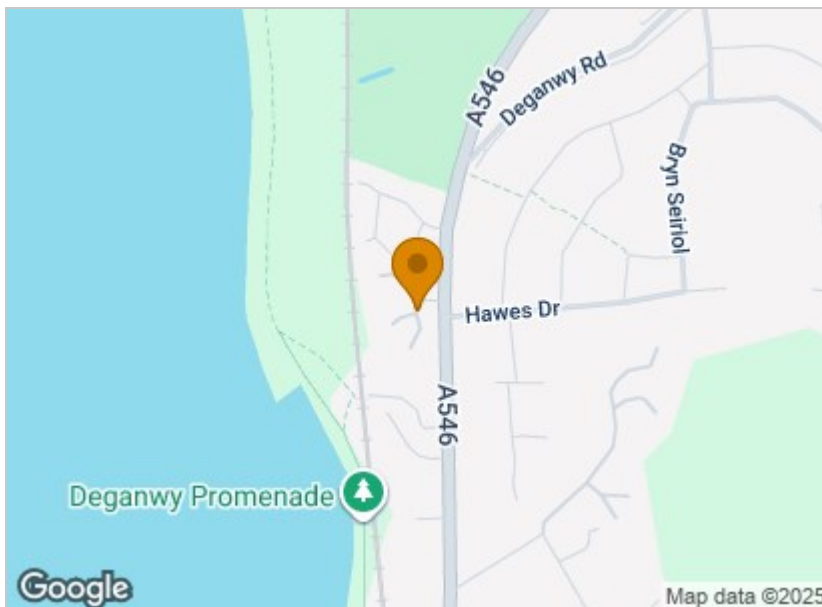


**Mezzanine Floor**

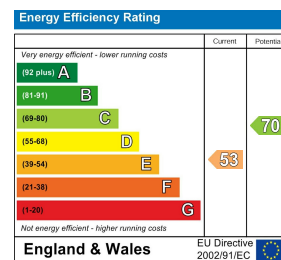
Total floor area 91.1 m<sup>2</sup> (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

#### 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, take the left turn and follow the road down to its end and the property is on the right hand side. REF: A677 08/04/25 REV 03/10/25

**We will be pleased to arrange a viewing of this Home**

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

