

**Bryan Davies
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No Onward Chain £169,950

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www.bdahomesales.co.uk

A SPACIOUS TWO BEDROOM END TERRACE HOME SITUATED IN A CUL DE SAC WITHIN EASY ACCESS OF THE LINK ROAD LEADING TO THE A55 AND APPROXIMATELY ½ A MILE FROM THE NEW CO-OP STORE AND CASTLE VIEW PUBLIC HOUSE/RESTAURANT.

The accommodation briefly comprises:- hall; lounge; separate dining room; kitchen; first floor landing; two double sized bedrooms and three piece bathroom. The property features gas fired central heating and partial upvc double glazed windows. Outside - small front garden area; rear garden with pre-ab concrete garage (accessed from Shamrock Terrace at the rear).

THE PROPERTY IS IN NEED OF UPDATING.

The accommodation comprises:

Upvc double glazed front door to:

HALL

Coving, radiator, electric meter box.

LOUNGE 12'11" x 10'9" (3.94m x 3.29m)



Into upvc double glazed window, coving, telephone point, double radiator.

DINING ROOM 12'0" x 10'9" (3.66m x 3.30m)



Coving, double radiator, upvc double glazed window.

TRIPLE ASPECT KITCHEN 18'6" x 9'1" (5.65m x 2.77m)



Fitted base, wall and drawer units with round edge worktops incorporating inset single drainer sink unit and mixer tap, wall tiling, understairs pantry with gas meter, double radiator, upvc double glazed windows and side aspect leaded window, upvc double glazed door to garden.

A staircase from the Entrance Hall leads to:

FIRST FLOOR LANDING

Access to loft space, coving, side aspect leaded window.

BEDROOM 1 12'0" x 11'1" maximum (3.68m x 3.38m maximum)



Coving, double radiator.

BEDROOM 2 12'1" x 8'3" (3.70m x 2.53m)



Double radiator, upvc double glazed window.

3-PIECE BATHROOM



Comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush w.c., double radiator, airing cupboard housing wall mounted 'Worcester' combi central heating and hot water boiler, wall tiling, double radiator, upvc double glazed window.

OUTSIDE

FRONT GARDEN

Walled and concreted.

TIERED REAR GARDEN



With paved patio, and steps up to:



PRE-FAB CONCRETE GARAGE

Up and over door in need of replacement.
(Accessed from Shamrock Terrace at the rear).

TENURE

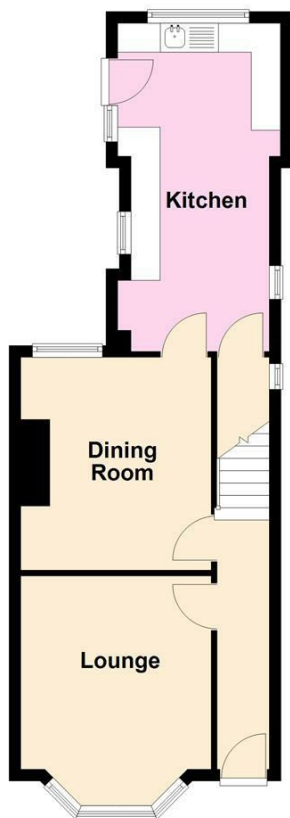
The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Is 'C' obtained from www.conwy.gov.uk

Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



First Floor

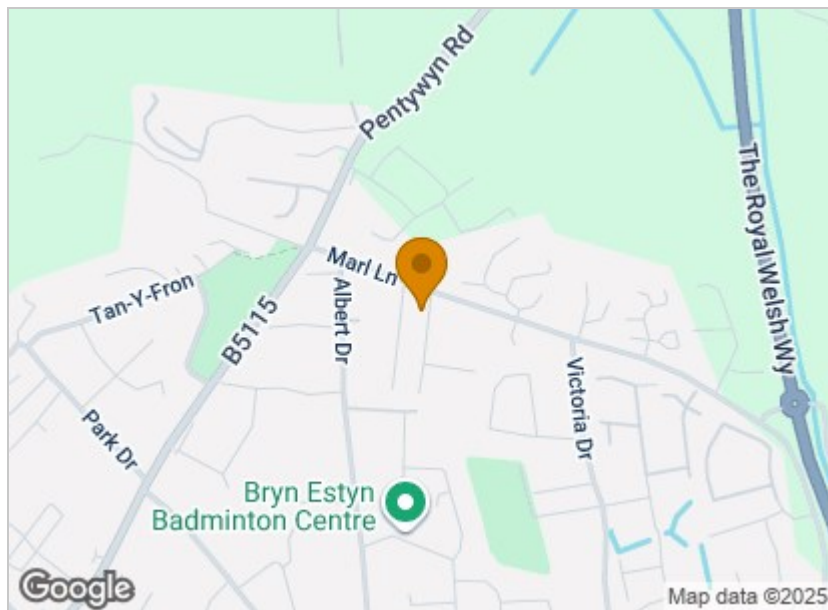
Approx. 38.4 sq. metres (413.0 sq. feet)



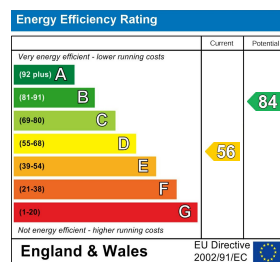
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Total area: approx. 84.7 sq. metres (911.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Castle View Public House/Restaurant proceed up Pentwyn Hill, take 3rd turning on right onto Marl lane, 3rd turning on the right into Marl View Terrace and the property is on the right hand side within 50 yards. A755 31/07/25 Rev 12/08/25

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.

