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17 Tan Y Fron, Deganwy, Conwy, LL31 9YL



£270,000

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THIS SPACIOUS FOUR BEDROOM SEMI DETACHED HOME IS SITUATED ON A SIZEABLE PLOT, opposite the playing field, within 250 yards of Deganwy Primary School and close to the Co-op, Castle View Public House/Restaurant. Approximately 1½ miles of the Historic Town of Conwy. 3 miles of Llandudno. The accommodation briefly comprises:- hall; lounge; kitchen/breakfast room; ground floor bedroom leading to utility room and ground floor 3-piece shower room; study/office; first floor landing; principal bedroom with en-suite dressing room; 2 further bedrooms and a 3-piece bathroom with corner bath and over bath shower. The property features gas fired central heating and upvc double glazing. Outside - front garden area with parking for up to 3 cars. Large rear garden with lawn, shrubs, pond, soft fruits, patio area and garden shed.

This year to date, the seller advises that the solar panels have generated a touch over 4 megawatts; approximately half of which was exported - that's around £500-£600 in income, which can be used to pay the gas bill in colder months. The house has been off grid for all electric usage year on year. The seller hasn't paid more than £200 of their 'own money' to the energy company (Octopus) in 3 years. It has created 12 megawatts in the 3 years since it was installed.

The Accommodation Comprises:-

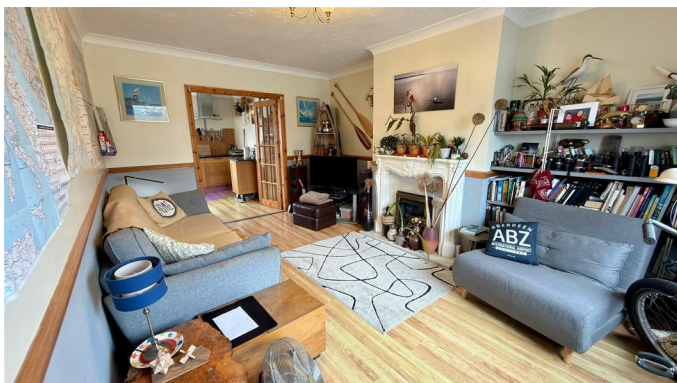
CANOPIED ENTRANCE

Upvc Double Glazed FRONT DOOR
To:-

HALL

Dado rails, telephone point, understairs storage area, double radiator.

LOUNGE 16'2" x 11'3" (4.95m x 3.45m)



Coving, dado rails, fire surround with marble back and hearth, inset gas fired coal effect fire, display mantle, laminate wood effect flooring, telephone point, upvc double glazed window to front, radiator. Double opening doors to:-



KITCHEN 13'10" x 9'8" (4.24m x 2.95m)



Fitted Oak fronted base, wall and drawer units with Granite worktops, inset single drainer sink unit with mixer tap, integrated 'Neff' electric oven and 'Hisense' ceramic hob with cooker hood over, plumbing for a dishwasher, space for fridge/freezer, laminate flooring, upvc double glazed window to the rear, upvc double glazed sliding door to the rear garden, radiator.



GROUND FLOOR BEDROOM 10'9" x 9'10" (3.30m x 3.02m)



3-PIECE SHOWER ROOM/UTILITY ROOM 14'0" x 7'6" (4.29m x 2.29m)



Utility Room with base, units, inset single drainer sink unit, plumbing for a washing machine worktops. Large shower stall with mains shower and twin shower heads, close coupled w.c, corner, wash hand basin, wall tiling, laminate flooring, upvc double glazed window.

STUDY/OFFICE 11'5" x 5'8" (3.48m x 1.75m)



Wood effect laminate flooring, upvc double glazed window, radiator.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Cupboard housing gas fired 'Worcester' combination central heating and hot water boiler, dado rails, upvc double glazed window overlooking playing field.

BEDROOM 1 13'9" x 9'8" (4.21m x 2.95m)



Exposed and polished floorboards, double radiator, upvc double glazed window to rear, door opening to:-

VIEW FROM BEDROOM 1



EN-SUITE DRESSING ROOM 11'4" x 7'2" (3.47m x 2.19m)



Radiator.

BEDROOM 2 (FRONT) 11'4" x 8'7" (3.46m x 2.63m)



Upvc double glazed window, radiator.

BEDROOM 3 (FRONT) 11'4" x 9'10" (3.47m x 3.02m)



Laminate wood effect flooring, upvc double glazed window, radiator.

VIEW FROM BEDROOM 3



TILED 3-PIECE BATHROOM 9'0" x 5'8" (2.76m x 1.74m)



White suite comprising corner bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled w.c, extractor, upvc double glazed window, lino flooring, double radiator.

OUTSIDE

FRONT GARDEN

With pavings, decorative chippings, hedges, block paved driveway provides off road parking for up to 3 cars, bins/storage area.

ENCLOSED LARGE REAR FAMILY GARDEN



With lawns, paved patio, timber garden tool store, hedging, gates access to pedestrian pathway providing access, clothes drying area.



VIEW FROM REAR TO THE HOUSE



TENURE - FREEHOLD

COUNCIL TAX BAND

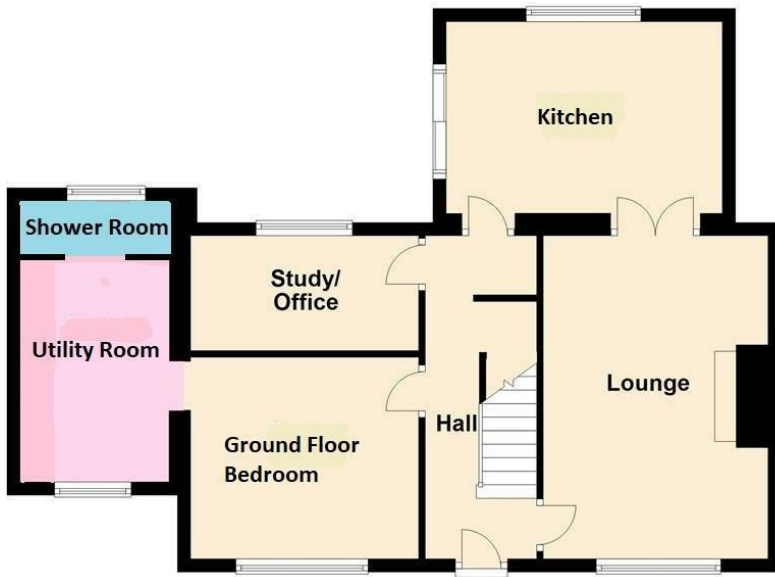
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AERIAL PHOTOGRAPHS



Ground Floor

Approx. 68.9 sq. metres (741.6 sq. feet)

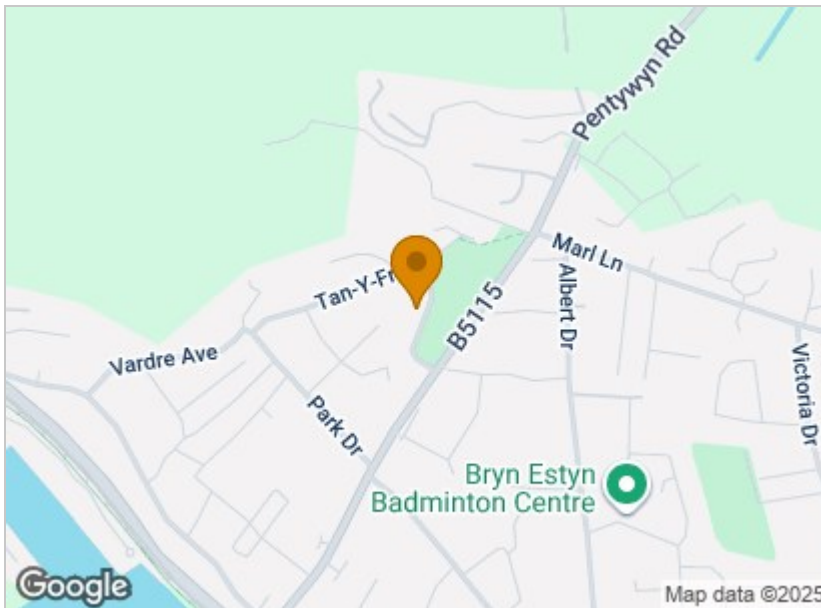


First Floor

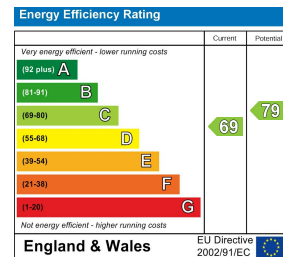
Approx. 57.6 sq. metres (619.8 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From the Castle View/Public House/Restaurant proceed up the hill along Pentwyn Road, take the 3rd turning on the left onto Tan y Fron, follow the road round for 100 yards and the property is on the left hand side. REF: A791 16/10/25 Rev 27/10/25

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.

