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## 6 Parc Pentywyn, Deganwy, Conwy, LL31 9FP



**£295,000**



THIS BEAUTIFULLY PRESENTED 3 BEDROOM FAMILY HOME WAS BUILT BY BEECH HOMES CIRCA 2020 SITUATED IN THIS POPULAR DEVELOPMENT, CLOSE TO DEGANWY PRIMARY SCHOOL, THE CO-OP AND THE CASTLE VIEW PUBLIC HOUSE/ RESTAURANT AND A MILE OF THE HISTORIC TOWN OF CONWY AND LESS THAN 2 MILES OF LLANDUDNO. The property briefly comprises:- Hall; two piece cloakroom; lounge; open plan kitchen/dining room with french doors to the garden; first floor landing; 3 good sized bedrooms and a 3 piece bathroom with over bath shower. The property features gas fired central heating, upvc windows, solar panels providing supplementary heating to the water and electricity. Outside two car parking to the front, landscaped garden to the rear with patio areas with distant views to the hills. N.B There is a grounds maintenance charge for managing of the common parts of £350 per annum paid half yearly.

#### The accommodation comprises:-

Canopied entrance.

#### DOUBLE GLAZED FRONT DOOR TO:

#### HALL



Tiled wood effect flooring, radiator, under stairs storage cupboard with fuse board and telephone point.

#### 2 PIECE CLOAKROOM



In white, comprises vanity wash hand basin and mixer tap with mirror, close coupled wc, tile effect wood flooring, upvc double glazed window, extractor, radiator.

#### LOUNGE



Tv and telephone point, upvc double glazed bay window with deep display sill, radiator.



#### KITCHEN/ DINING ROOM



Fitted range of white gloss fronted base, wall and drawer units with under unit lighting, inset 1½ bowl sink unit and mixer tap, integrated electric oven and 4 ring ceramic 'Zanussi' hob with stainless steel splashback and stainless steel canopy over, plumbing for washing machine, space for fridge/ freezer, cupboard housing wall mounted 'Worcester' combination central heating and hot water boiler, wood effect round edge work tops and plinth lighting, tile wood effect flooring, recessed downlighters to ceiling, bluetooth speaker, upvc double glazed window to rear and double opening upvc double glazed doors to rear garden.



**BEDROOM 3 9'7" x 7'11" (2.93m x 2.43m)**



A staircase from the entrance hall leads to:

#### **FIRST FLOOR LANDING**

Radiator, airing cupboard with hot water tank and shelving.

**BEDROOM 1 12'4" x 8'11" plus wardrobes (3.78m x 2.72m plus wardrobes)**



Tv and telephone point, access to roof space, upvc double glazed window to front.

**BEDROOM 2 11'0" x 9'10" (3.37m x 3.01m)**



Upvc double glazed window to rear, radiator.

Upvc double glazed window to front, radiator.

#### **3 PIECE BATHROOM**



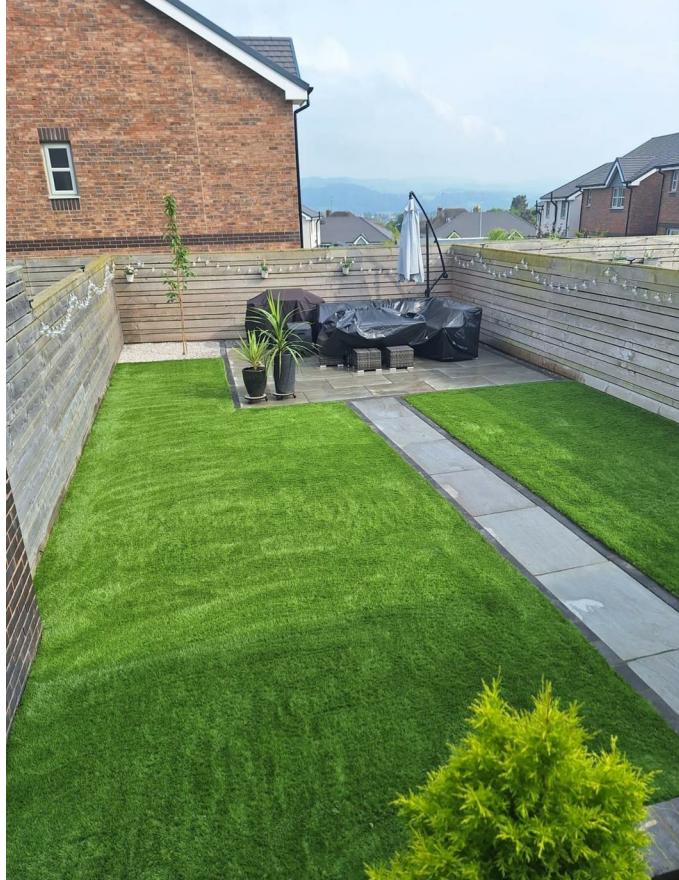
White suite comprising panel bath with mixer tap, mains shower with side screen, wash hand basin and mixer tap, close coupled wc, marble effect wall and floor tiling, recessed downlighters to ceiling, extractor, ladder style towel rail, upvc double glazed window.

#### **OUTSIDE**

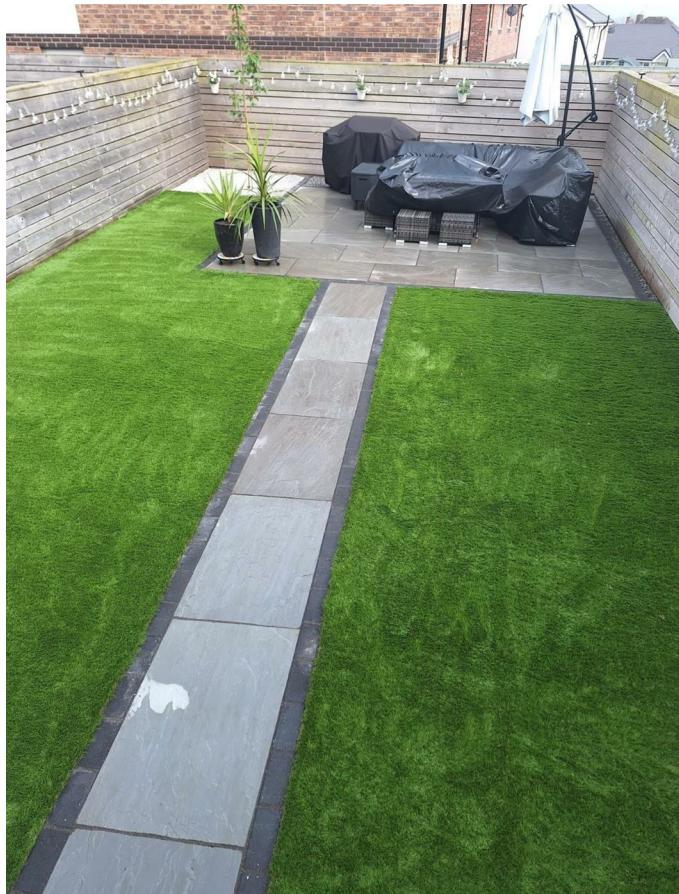
#### **FRONT GARDEN**

With decorative slate chippings, block paved parking area for 2 cars.

## REAR GARDEN



Good sized rear garden with lawns, trees, paved patio and pathways, full width paved patio seating area with distant hillside views.



## COUNCIL TAX

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

## TENURE

Is FREEHOLD as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

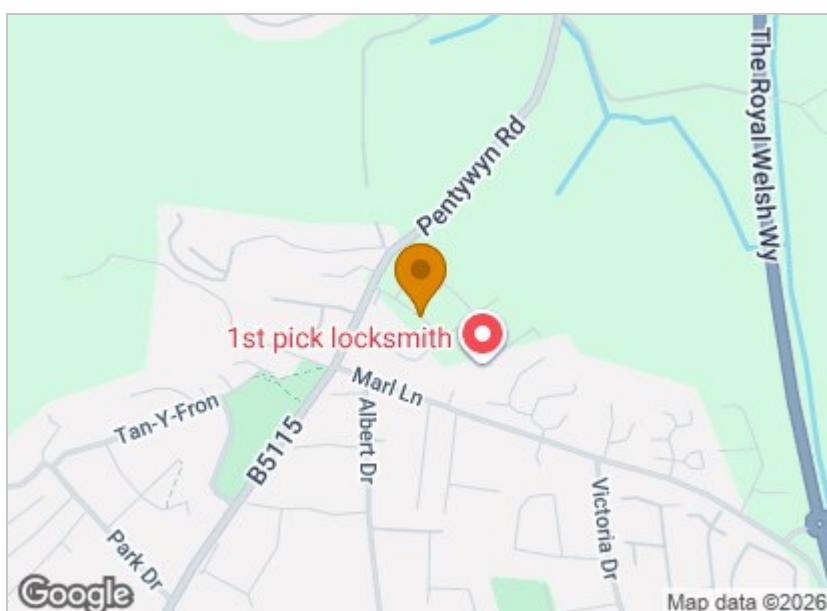


TOTAL FLOOR AREA: 955 sq ft. (88.7 sq.m.) approx.

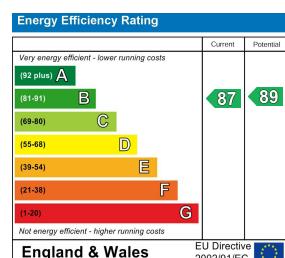
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The information contained and depicted should not be relied upon and no guarantee as to their operability or efficiency can be given.

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## Area Map



## Energy Efficiency Graph



## Directions

From The Castle View Public House, proceed up the hill passing Deganwy primary school then taking the second turning on the right into Parc Pentywn, immediately right into a small cul-de-sac and the property is on the right. Ref A806 14/11/25

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.

