



ROBBIE HOWARTH
ESTATE AGENT

Estate Agent, Residential Lettings & Property Management

FOR SALE

Sale Price: £199,950

Ref: 3119

Ground Floor Flat

**Flat 1,
Deganwy Lodge,
5 Deganwy Road
Deganwy
LL31 9DH**

**Ground Floor Flat
2 Bedrooms
1 Reception
1 Bathroom
Double Glazing Yes
Heating - GCH
Parking - Single garage
Off Road Car Spaces: 1
Tax Band - () Obtained from
www.voa.gov.uk
Sale Price: £199,950**



The Property: A spacious ground floor two bedroomed apartment covering the entire ground floor, The apartment has a balcony from the Lounge with superb views across the Estuary to Anglesey and Puffin Island and the mountains at Conwy and Snowdonia..

Location: The property is within 150 yards of the shops, restaurants and beach frontage.

- **Accommodation comprises:**
- Front door with video entry phone into shared hallway. Self-contained door into Ground Floor Apartment.

Hall: Video entry phone system. Alarm system. Radiator. Steps down to lower hall with radiator.

Open plan Lounge/Dining Room/Kitchen:

L-shaped Lounge/Dining Room: (6.89m x 6.70m) uPVC double-glazed windows. Doors onto balcony with views to the mountains and estuary. Telephone point. TV and satellite points. Two double central heating radiators. Two ceiling light points.

Kitchen: (3.80m x 2.58m) Comprehensive range of units, base, wall and drawer with round edge worktops. Stainless steel 1½ bowl sink unit with mixer tap and waste disposal unit. Built-in double oven and 4-ring gas hob and extractor hood above. Slimline dishwasher. Plumbing for automatic washing machine. Integrated fridge and freezer. Rubbish compactor. Combi gas central heating boiler. Tiling to walls and floor. Double central heating radiator. Spotlights.

Bedroom 2: (3.0m x 2.67m) uPVC double-glazed window. Double central heating radiator.

Ground Floor Level:

Bedroom 1: (4.73m x 3.27m into bay window) uPVC double-glazed window. Built-in wardrobes and dressing table. Double central heating radiator. TV point. Door into..

En-suite shower room: 3-piece suite in white comprising shower cubicle, wash-hand basin and W/C. Extractor fan. Spotlights. Shaver light. Radiator.

Bathroom: 3-piece white suite comprising bath with **Redring** electric shower over, pedestal wash-hand basin and WC. Tiled floor. Shaver light. Radiator. Extractor fan.

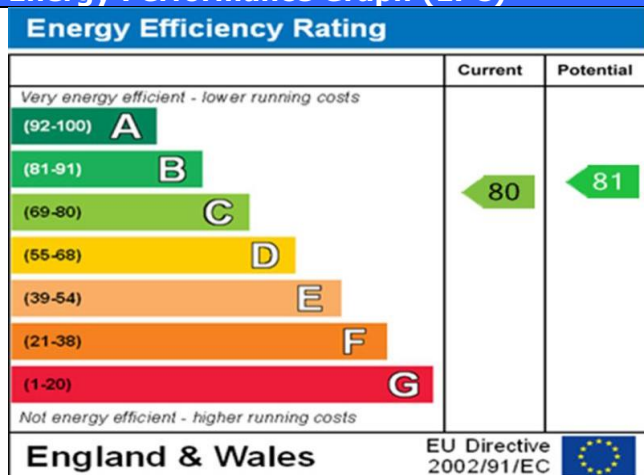
Outside: Single Garage accessed via driveway, with up and over door. Power and light connected. Communal tap for car washing. Visitor parking.

Directions: From the office turn left onto Conwy Road and follow past the Station to main roundabout. Take 3rd exit and follow towards Deganwy. At traffic lights opposite Deganwy Quay cross over and follow into Deganwy. The property is on the left hand side, after the Deganwy Castle Hotel.

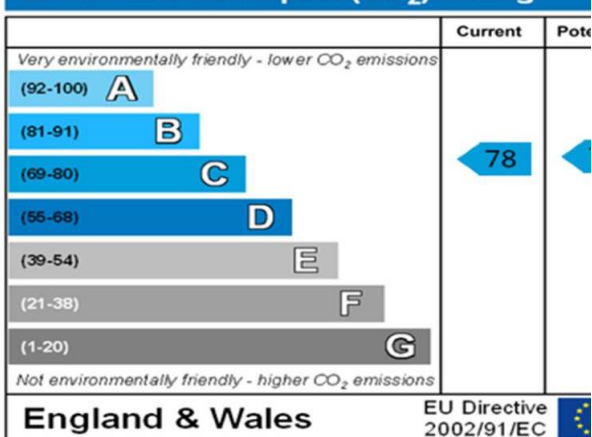
Services: Mains water, gas, electricity and drainage. **Tenure:** freehold with vacant possession on completion. Vendors solicitors to confirm.



Energy Performance Graph (EPC)



Environmental Impact (CO₂) Rating



Robbie Howarth for themselves and for the Vendor(s) or Lessors of this property whose agent they are give notice that- these particulars including measurements are intended as a general guide and do not Constitute nor-Constitute any part of an offer or Contract. They are issued for the Convenience of any prospective purchaser(s) or tenant and are subject to verification by any intending purchaser or tenant who should satisfy himself as to the correctness of each statement. Neither the Vendor nor the partners of Robbie Howarth nor any person in their employment have any authority to make or give representation or warranty whatsoever in relation to this property.