



## 3 Pen Y Gaer

Deganwy LL31 9RF

£369,500

A well appointed, detached, 3 bedroom dormer bungalow in quiet cul-de-sac setting of similar housing on the outskirts of Deganwy.

Conveniently located for access onto the A470, A55 Expressway, Llandudno Junction, Deganwy, shops and railway station.

Benefiting from uPVC double glazing, single car garage, ample off road parking and gas central heating.

Affording lounge, kitchen diner, wet-room, bedroom 2, landing, bedroom 1 and bedroom 3. Garden to rear.

Viewing highly recommended.



Tel: 01492 555500  
<https://www.iwanmwilliams.co.uk>





## Location

### Deganwy

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade. Chester 45 miles, Manchester airport 75 miles.

### The Accommodation Affords:

(Approximate measurements only)

### Entrance Hallway:

Radiator, space for understairs storage; cloaks cupboard housing central heating boiler. Staircase leading off to first floor level.

### Lounge:

18'2" x 11'10" (5.54m x 3.62m)

Inset feature Living Flame electric fireplace with tiled hearth; radiator; wall mounted TV point; uPVC double glazed sliding patio doors leading onto rear garden. Square archway leading through to:



#### Kitchen Diner:

18'8" x 8'10" (5.69m x 2.71m)

Fitted range of base units with complementary worktops; single drainer sink with mixer tap; four ring gas hob with extractor hood above and electric oven below; plumbing for automatic washing machine; contemporary style vertical column radiator; tiled flooring; uPVC double glazed window with open aspect to rear garden and frosted double glazed door opening onto side elevation.



#### Wet-room:

Walk-in shower enclosure, vanity wash basin and concealed cistern WC; wall mounted mirror; wall and floor tiling; heated ladder style towel rail; airing cupboard with shelving; uPVC double glazed window.

#### Bedroom No 2:

11'9" x 11'8" (3.6m x 3.57m)

uPVC double glazed window overlooking front elevation with open aspect and radiator.

### FIRST FLOOR

#### Landing:

Radiator; access to roof space; cloaks cupboard with shelving.



#### Bedroom No 1:

11'5" x 12'0" (3.49m x 3.67m)

uPVC double glazed window with views towards Conwy Mountain; radiator; coved ceiling.

#### Bedroom No 3:

13'1" x 11'0" (4m x 3.36m)

uPVC double glazed window overlooking rear garden; radiator.

#### Separate WC:

Low level WC; wall mounted corner wash basin with mixer tap; tiled flooring; uPVC double glazed window.

#### Outside:

Single car garage; ample off road parking, grassed lawn. Patio and sun terrace; grassed area with trees and shrubs.

#### Services:

Mains water, electricity, gas and drainage are connected to the property.

#### Council Tax Band:

Conwy County Borough Council - Tax band E

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

#### Proof of Identity



In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



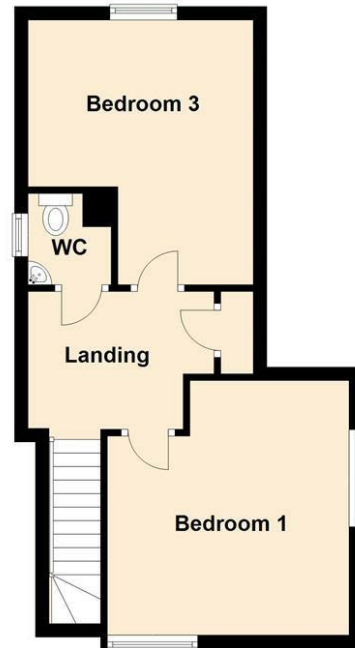


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>60</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Ground Floor



### First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

