



## Arosfa Gannock Road

Deganwy LL31 9HJ

£195,000

A spacious, well presented ground floor apartment located in the highly desirable residential area of Gannock Park on the outskirts of Deganwy village.

Viewing Recommended.

The property offers excellent self contained light and airy accommodation together with brick paved hardstanding for parking, large rear garden area, basement store rooms.

uPVC double glazing, gas fire central heating.

Affording reception hall, kitchen, lounge, 2 bedrooms and bathroom.

Situated within short walking distance of Maes Du and North Wales golf courses, Deganwy beach, shops, local restaurants and train stop.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





## Location

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.

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Accommodation:  
{approx measurements only}

### Reception Hall:

15'5" x 8'2" (4.71m x 2.5m)

Frosted uPVC double glazed front door; radiator; feature archway; integrated storage cupboard with cloak hooks; cupboard housing electric meter; coved ceiling; timber effect flooring.

### Kitchen:

11'2" x 8'2" (3.42m x 2.49m )

Fitted range of base and wall units with complementary worktops; single drainer stainless steel sink with mixer tap; 4 ring gas hob with extractor filter above; integrated electric oven below; space for fridge freezer; wall and floor tiling; radiator; uPVC double glazed window overlooking front elevation; uPVC double glazed door opening onto rear garden.



### Lounge:

16'7" x 10'5" (5.07m x 3.19m )

Feature fireplace with tiled surround; tiled hearth; wooden Adam style lintel; T.V Point; uPVC double glazed bay window overlooking rear garden; coved ceiling; radiator;

### Bedroom 1:

11'4" x 10'4" (3.46m x 3.16m)

uPVC double glazed window overlooking rear of property enjoying open aspect; radiator; feature recess.

### Bedroom 2:

13'9" x 11'8" (4.21m x 3.58m)

Large uPVC double glazed bay window overlooking front elevation enjoying open aspect and views towards the vardre; coved ceiling; T.V point; radiator.

### Bathroom:

Three piece suite comprising panelled bath shower overhead; low level W.C; pedestal wash basin with mixer tap; tile effect flooring; frosted uPVC double glazed window; medicine cabinet; heated ladder style towel rail; inset spotlighting.

### Outside:

To front of property brick paved hard-standing for parking with hedge borders, to rear of property a mix of hard landscape and patios with shrubs and tree borders, small lawned area and a mix of trees and shrubs.

### Basement:

13'10" x 10'2" (4.22m x 3.12m )

Plumbing and space for automatic washing machine; stainless steel sink with cupboard space ; fitted shelving; wall mounted central heating and water boiler; power and light connected; cloakroom with W.C.

### Workshop:

16'4" x 10'2" (4.98m x 3.12m )

Radiator; wall shelving.

### Council Tax Band:

Conwy County Borough Council tax band 'C'

### 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.

999 Year lease from 1996 Freehold owned by

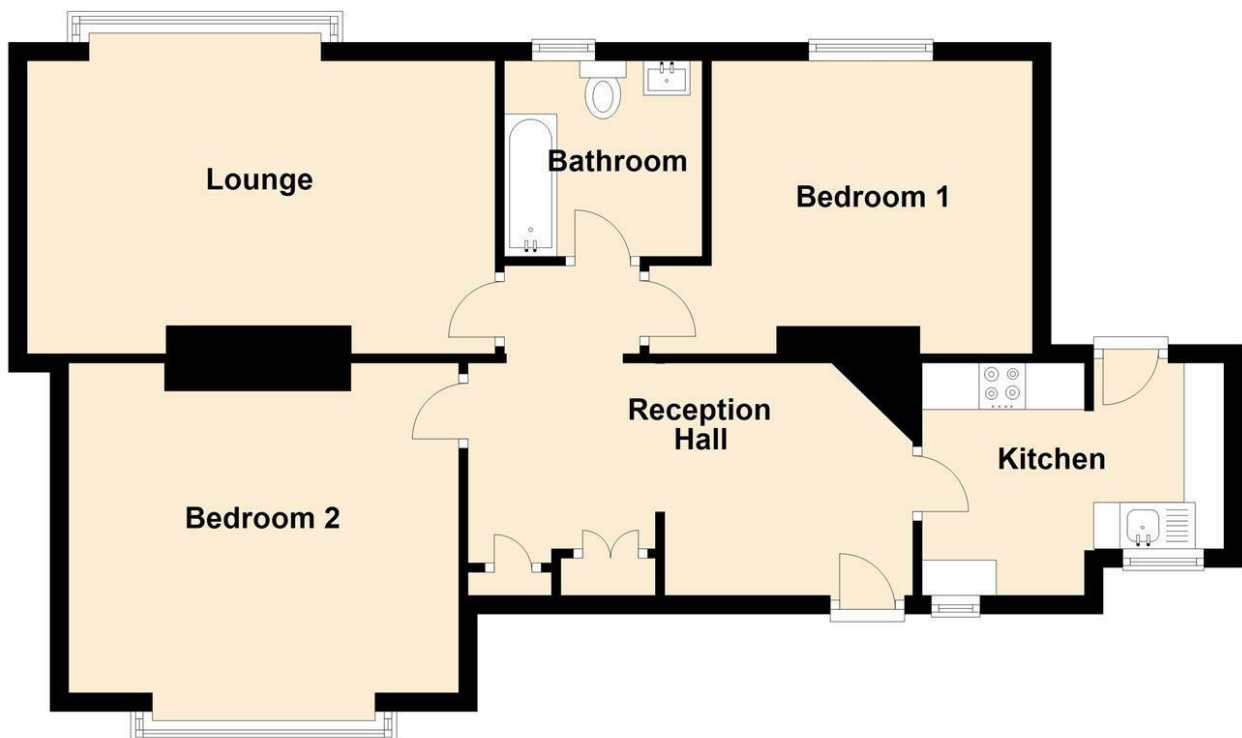
### Tenure

Leasehold 999 years from 1996,



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground 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  
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