



Apt 2 Deganwy Lodge

Deganwy LL31 9DH

£230,000

A beautifully presented 2 bedroom self contained first floor apartment enjoying extensive coastal and sea views.

Spacious, well appointed apartment in popular setting within walking distance of Deganwy village and all local amenities.

The property benefits from parking and garage, rear G&T balcony & en suite master bedroom.

Affording communal entrance, lift and staircase to first floor, reception hall, large open plan lounge, dining area and kitchen, bedroom 1, with en suite shower room, bedroom 2, bathroom. Central heating and double glazing.

A superb spacious apartment in popular setting.

Viewing Recommended.



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


IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



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.

The Accommodation Affords:
(approximate measurements only):

Entrance & Staircase:
Leading off to first floor landing



Apartment 2:

Inner Reception Hall:
Visual intercom door release system; double panelled radiator; coved ceiling; walk-in cloaks cupboard with shelving. Steps leading down to:

Main Open-plan Living Area:
26'2" x 18'7" (8m x 5.68m)



Living & Dining Room:

Double panelled radiators; coving; 2 wall lights; T.v & telephone point; timber effect flooring; uPVC double glazed windows & door onto G&T small balcony overlooking rear elevation enjoying extensive sea and mountain views.

Kitchen:

Fitted range of base and wall units with complimentary worktops; 1 1/2 bowl stainless steel sink and mixer tap, plumbing for washing machine; stainless steel double oven; 4 ring hob and canopy; stainless steel extractor hood above; wall tiling. fitted fridge freezer and dishwasher.

Peninsular base units and breakfast bar subdividing kitchen from Living area.



Upper Landing:

Bedroom 1:

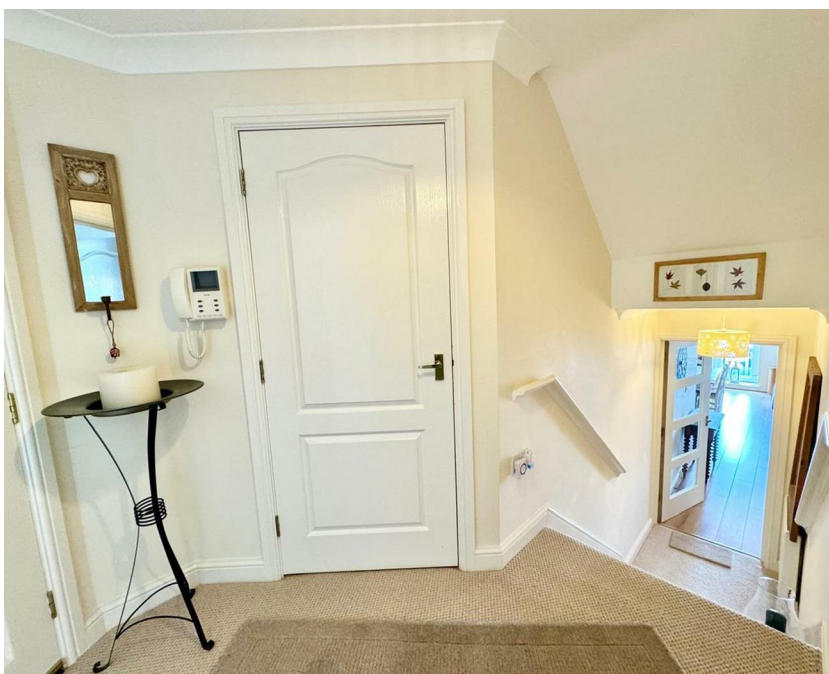
14'11" x 9'10" (4.55m x 3m)

Double panelled radiator; fitted three door wardrobe; En suite shower room; Shower enclosure with glazed door; low level w.c and wall hung wash basin; double paneled radiator; shaver and light unit; fully tiled walls.

Bedroom 2:

10'2" 8'8" (3.1m 2.66m)

radiator; uPVC double glazed window to front; walk in storage/wardrobe.



Bathroom:

3 Piece suite comprising 'P' shaped bath with curved shower screen and electric shower above; pedestal wash hand basin; low level w.c; fully tiled walls; shaver point.

Outside:

Single car garage and store, rear passageway leading to lift which serves all floors. parking at lower level, small forecourt and communal bin store area.

Tenure:

Leasehold, details to be confirmed.

Services:

Mains water, gas, electric 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



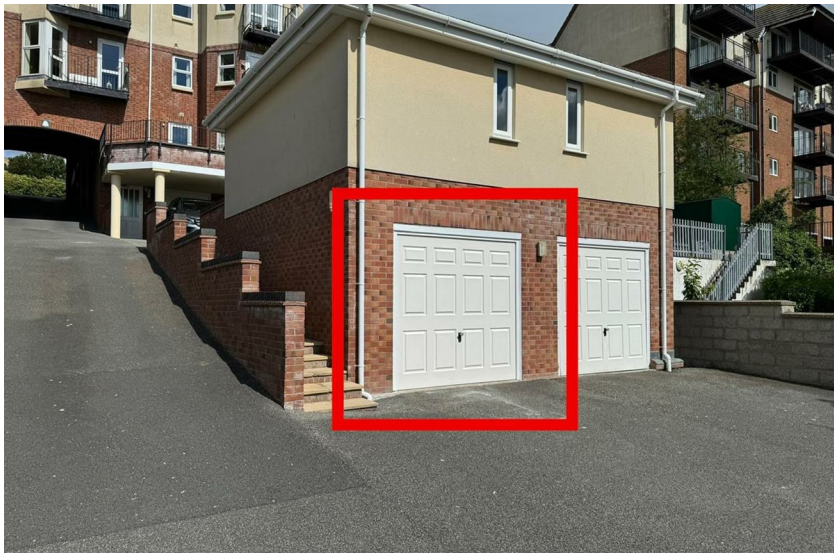
Directions:


Proceed through the village in the direction of Llandudno and Deganwy Lodge apartments will be viewed on left hand side. Proceed through archway to parking area and garage at rear.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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