

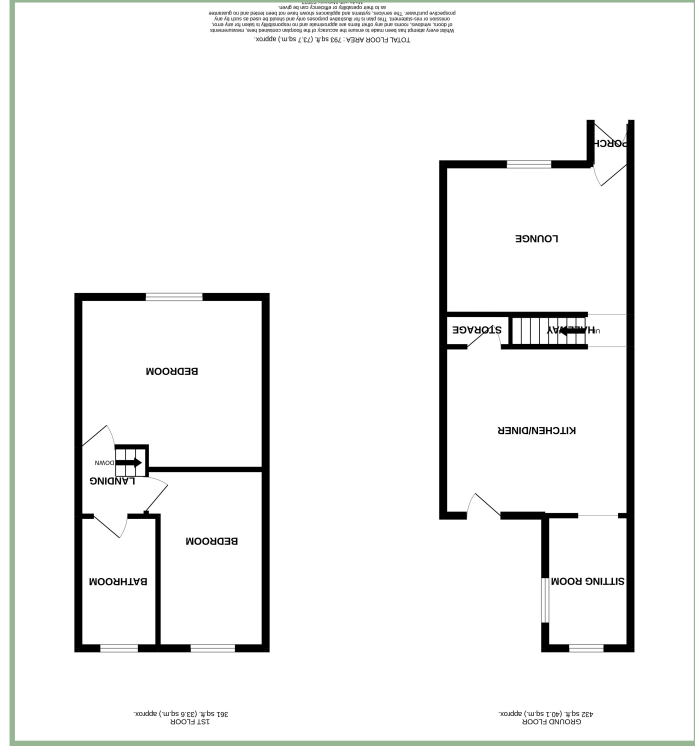
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Extended Two Bedroom End Terrace Home

Description

An immaculately presented and extended two bedroom end terrace home situated within easy walking distance to the shops, primary school and transport links.

The accommodation comprises: Porch, lounge with slate fireplace and mantel with open fire. Kitchen/dining room with dual fuel range, integrated fridge/freeze and space and plumbing for a washing machine, snug/office with space for dryer. To the first floor: Two bedrooms and bathroom. UPVC double glazing and Vaillant gas fired central heating boiler.

To the front of the property there is a small low maintenance garden area. To the rear is a lawned area with established shrubs and timber rear gate.

- ✓ EXTENDED TWO BEDROOM END TERRACE HOME
- ✓ IMMACULATEDLY PRESENTED THROUGHOUT
- ✓ SUNNY REAR GARDEN
- ✓ DISTANT MOUNTAIN & COUNTRYSIDE VIEWS
- ✓ MULTI FUEL OPEN FIRE IN THE LOUNGE
- ✓ AVAILABLE MOSTLY FURNISHED IF REQUIRED
- ✓ NO CHAIN

Porch

2' 11" x 3' 0.88m x 0.91m

Lounge

13' 11" x 11' 1" 4.24m x 3.38m



Kitchen/Diner

13' 2" x 12' 6" 4.01m x 3.81m



Snug/Office

14' 6" x 6' 4" 4.42m x 1.93m



Bedroom One

13' 11" x 12' 9" max 4.24m x 3.88m



Bedroom Two

14' 4" x 8' 1" 4.37m x 2.46m



Bathroom

9' 9" x 5' 11" 2.97m x 1.80m



Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

Directions

From our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Turn right onto Pentwyn Road, left onto Ty Mawr Road, right onto Stamford Street.

Council Tax Band: C (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

2 Bedroom End Terrace House

1 STAMFORD STREET
DEGANWY
CONWY
LL31 9UE

NO CHAIN

£202,000

REDUCED FROM £220,000

Reference Number: FP7616

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

