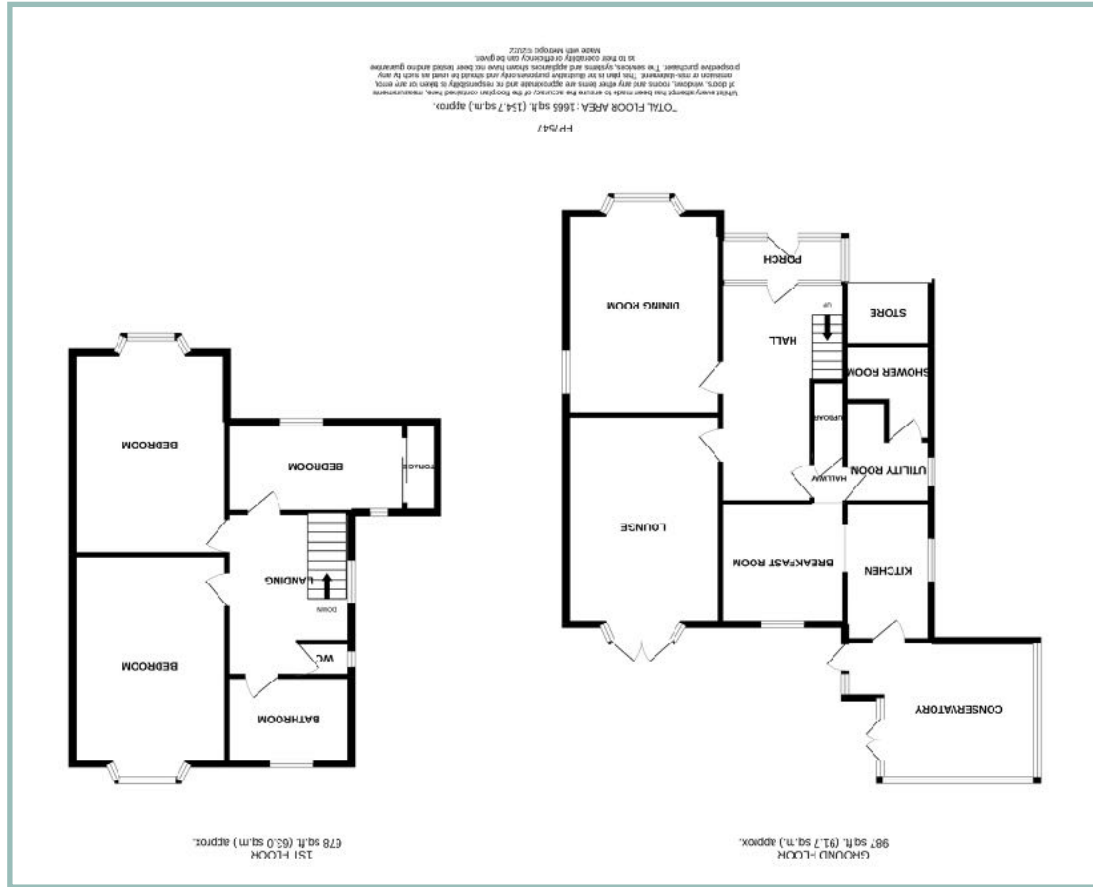


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
DIAMOND COLLECTION



Three Bedroom Detached Period Property With Superb Views

Description

A well presented three bedroom detached period property built circa 1930's, situated on the highly desirable "shelf" area of Llanrhos.

The property enjoys superb western sunsets over the sea, mountains and the Gt. Orme, and a south facing rear garden. At night you can also see Penmaen point lighthouse (approximately 6 miles) and Port Cynon lighthouse (approximately 15 miles).

The property retains some lovely character features to include; parquet flooring, and a feature arched stained glass window on the landing.

The well planned accommodation comprises: Entrance hall with parquet flooring, double aspect dining room with a gas fire, double aspect lounge with french doors onto the rear garden, parquet flooring, and a feature brick fireplace with log burner. Breakfast room which opens into the kitchen, which has an electric oven, microwave, four ring gas hob and fridge. Utility room with space and plumbing for a washing machine and freezer, modern shower room. Large conservatory overlooking the garden with extended views to Carneddau mountains. To the first floor: A good size landing with feature windows, master bedroom with built in wardrobes, bedroom two and bedroom three with built in storage, family bathroom with separate w.c.,. Converted loft with drop down ladder and Velux window with additional storage. UPVC double glazing and gas fired Ideal combination boiler.

Outside there is driveway parking with storage (was the garage, but part converted). To the rear there is a good size south facing garden with a flagged seating area, lawn, well planted borders and a seating area laid to stone chippings.

- * ENJOYS SUPERB VIEWS
- * SITUATED IN A HIGHLY SOUGHT AFTER LOCATION
- * SOUTH FACING REAR GARDEN
- * ATTRACTIVE DETACHED PERIOD HOME
- * VIEWING HIGHLY RECOMMENDED
- *

Entrance Porch

7' 7" x 4' 2" 2.31m x 1.27m

Hallway

14' 8" x 7' 10" 4.47m x 2.39m



3 Bedroom Detached House

HIGHBRAKE
116 DEGANWY ROAD
LLANRHOS
CONWY
LL30 1NA

REDUCED FROM £550,000
£499,950

Reference Number: FP7547

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:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left hand side. Continue past the shops and take the right hand fork onto Deganwy Road, bear right onto 'the shelf' where number 116 can be found on the right.

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

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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3 Bedroom Detached House

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Number 4687367

Dining Room

16' x 11' 11" 4.87m x 3.63m

Lounge

16' 8" x 11' 10" 5.08m x 3.60m

Utility Room

7' 3" x 7' 8" max 2.21m x 2.33m

Shower Room

5' 7" x 7' 4" max 1.70m x 2.23m

Breakfast Room

9' 6" x 9' 4" 2.89m x 2.84m



Kitchen

11' 3" x 6' 7" 3.43m x 2.00m

Conservatory

14' 9" x 10' 8" 4.49m x 3.25m



Landing

10' 10" x 8' 6" 3.30m x 2.59m



Bedroom One

16' 8" x 11' 3" 5.08m x 3.43m



Bedroom Two

16' 6" x 11' 4" 5.03m x 3.45m



Bedroom Three

13' 7" x 8' 4" 4.14m x 2.54m



Bathroom

8' 6" x 6' 7" 2.59m x 2.00m



Separate W.C.

4' 1" x 2' 6" 1.24m x 0.76m

Loft Room

11' 7" x 8' 10" 3.53m x 2.69m

Store

7' 11" x 4' 10" 2.41m x 1.47m

Valuation

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