Fletcher&Poole

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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

Three Bedroom House Occupying A Large Plot With Superb Countryside Views

Description

A spacious three bedroom semi-detached house situated on a large plot and enjoying superb views of the mountains, estuary and Conwy Castle to the first floor.

Located in a sought after residential location, this property is close to the centre of Deganwy village which benefits from a lovely marina and just a short drive into Conwy and Llandudno.

The property has potential to extend to the side and/or build a small dwelling in the garden (subject to planning).

The accommodation comprises: Hallway with under-stairs storage, lounge with bay window, dining room with log burner, kitchen with space for fridge/freezer. Door leading into the garage, good size conservatory with french doors leading onto the garden. To the first floor: Landing, two double bedrooms making the most of beautiful views, a single bedroom and family bathroom with over bath shower and cupboard housing the boiler, separate W.C. UPVC double glazing and Worcester boiler.

To the front there is a good size driveway and double garage. To the rear and side there is a large garden laid to lawn, a paved patio area with an area laid to stone chippings, walled boundaries, an array of bushes and side gated access.

- ✓ THREE BEDROOM SEMI-DETACHED HOUSE
- ✓ POTENTIAL TO BUILD OVER THE LARGE GARAGE ADDING TWO BEDROOMS & BATHROOM - SUBJECT TO PLANNING
- ✓ SUPERB VIEWS TO THE FIRST FLOOR
- ✓ DOUBLE GARAGE & AMPLE DRIVEWAY PARKING
- ✓ LARGE GARDEN WITH POTENTIAL FOR SMALL SINGLE DWELLING
- ✓ NO CHAIN

Hallway

15' 7" x 5' 11" 4.75m x 1.80m

Lounge

14' max x 11' 11" 4.26m x 3.63m

Dining Room

11' 11" x 9' 11" 3.63m x 3.02m

Kitchen

7' 9" x 8' 3" 2.36m x 2.51m

Conservatory

18' 9" x 9' 5" 5.72m x 2.87m

Landing

10' 11" max x 7' 10" 3.32m x 2.39m

Bedroom One

14' 4" max x 10' 1" max 4.37m x 3.07m

Bedroom Two

12' x 10' 3.66m x 3.05m

Bedroom Three

7' 11" x 7' 2" 2.41m x 2.18m

Bathroom

7' 9" x 5' 3" 2.36m x 1.60m

Separate W.C.

4' 11" x 2' 7" 1.50m x 0.78m

Garage

22' 9" x 16' 10" 6.94m x 5.13m

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 Pentywyn Road, left onto park drive, left onto Vardre Avenue then left onto Bron Vardre Avenue.

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

Energy Efficiency Rating: D

3 Bedroom Semi-Detached House

2 BRON VARDRE AVENUE
DEGANWY
CONWY
LL31 9UU

NO CHAIN
REDUCED FROM £310,000
OFFERS OVER
£290,000

Reference Number: FP7807

Fletcher & Poole,
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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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