

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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	60 D	
69-80	C		
81-91	B		81 B
92+	A		



# Immaculately Presented Three Bedroom Detached Home In A Sought After Location

## Description

An immaculately presented three bedroom detached home situated in a highly desirable location offering light and spacious accommodation comprising: Good size entrance hall with double built in cupboard housing the central heating boiler, lounge with recess for an electric stove and patio doors onto the rear garden, modern kitchen/diner with gas hob, electric oven, space and plumbing for a washing machine and fridge/freezer, double bedroom and modern wet room with walk in shower cubicle.

To the first floor: good size landing/study area, two double bedrooms and separate W.C.

UPVC double and gas fired combination boiler.

To the outside there is a block paved driveway and front garden laid to lawn, garage and a pathway either side of the property leads to the south facing rear garden which is mainly laid to lawn with several paved seating areas.

- ✓ IMMACULATELY PRESENTED DETACHED THREE BEDROOM DORMER BUNGALOW
- ✓ ONE BEDROOM ON THE GROUND FLOOR AND TWO ON THE FIRST FLOOR
- ✓ SITUATED IN A HIGHLY DESIRABLE LOCATION
- ✓ GOOD SIZE PLOT WITH SOUTH FACING REAR GARDEN
- ✓ QUIET CUL DE SAC LOCATION
- ✓ FREEHOLD

## Hallway

15' x 8' 11" 4.57m x 2.71m

## Lounge

18' 2" x 11' 10" 5.54m x 3.60m



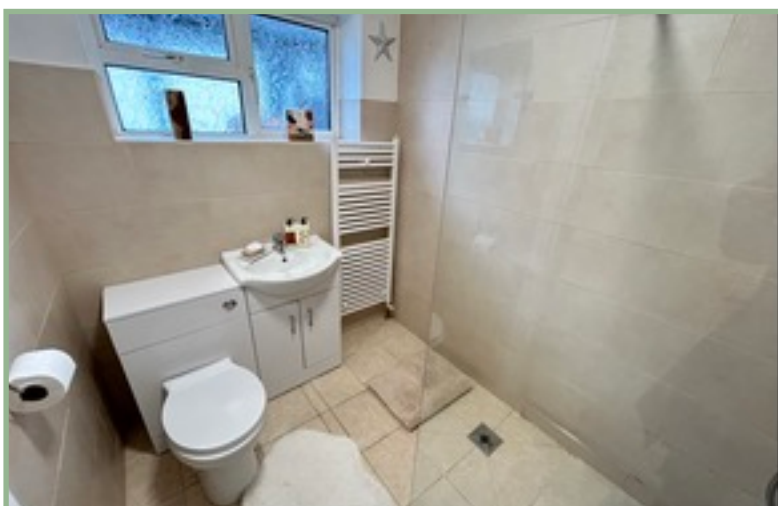
## Kitchen/Diner

18' 8" x 8' 10" 5.69m x 2.69m



## Wet Room

7' x 5' 9" 2.13m x 1.75m



## Bedroom Two

11' 9" x 11' 8" 3.58m x 3.55m



## Landing

6' 8" x 9' 1" 2.03m x 2.77m

## Bedroom One

11' 5" x 12' 10" 3.48m x 3.91m



## Bedroom Three

13' 1" x 11' 10" 3.99m x 3.60m



## Separate W.C

4' 5" x 3' 7" 1.34m x 1.09m

## Garage

16' x 9' 6" 4.87m x 2.89m

## 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. Take the first right, bear left onto Albert Drive, follow this road, proceed up the road, turn left onto Pen Y Gaer where number 3 can be found on the left.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D

3 Bedroom Detached House

3 Pen Y Gaer  
Deganwy  
LL31 9RF

**£369,500**

**REDUCED FROM £379,500**

Reference Number: FP7941  
9/2/2024

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

