

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.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	
81-91	B		90 B
92+	A		



Light & Well Presented Two Bedroom Mid Terrace Home

2 Bedroom Mid Terrace Home

Description

A light and well presented two bedroom mid terrace home situated for easy access to lovely walks on the Vardre and the primary school and enjoys glimpses of mountain, estuary and Conwy town views from the first floor.

The accommodation comprises: Entrance hall with original tiled floor, open plan lounge/diner, under stairs storage cupboard and modern kitchen with space for a low level fridge, integrated electric oven and hob.

To the first floor: Landing, two bedrooms and modern bathroom. UPVC double glazing and gas fired Glow Worm combination boiler. To the outside there is a small front yard area laid to artificial grass and a low maintenance rear courtyard garden laid to artificial grass, outhouse with space and plumbing for the washing machine and a timber gate providing access to the rear.

- ✓ WELL PRESENTED MID TERRACE HOME
- ✓ SITUATED FOR EASY ACCESS TO LOVELY WALKS OVER THE VARDRE
- ✓ CLOSE TO THE PRIMARY SCHOOL
- ✓ ENJOYS GLIMPSES OF MOUNTAIN & ESTUARY VIEWS
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

14' 7" x 3' 4.44m x 0.91m

Lounge

10' 11" x 10' 5" 3.32m x 3.17m



Dining Room

10' 8" x 10' 9" 3.25m x 3.27m



Kitchen

7' 3" x 6' 6" 2.21m x 1.98m



Landing

10' 9" x 5' 2" 3.27m x 1.57m

Bedroom One

13' 10" x 11' 2" 4.21m x 3.40m



Bedroom Two

10' 9" x 8' 4" 3.27m x 2.54m



Bathroom

7' 6" x 7' 1" 2.28m x 2.16m



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 go over the bridge and turn left for Deganwy. Continue along this road and bear right onto Pentwyn Hill, then first left onto Ty Mawr Road, continue along this road, taking the first right onto Stamford Street, left onto Bright Terrace where number 3 can be found on the left.

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

Energy Efficiency Rating: C

3 Bright Terrace
Deganwy
LL31 9UW

**OFFERS IN EXCESS OF
£170,000
REDUCED FROM £180,000**

Reference Number: FP79126
17/1/2024

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:

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

