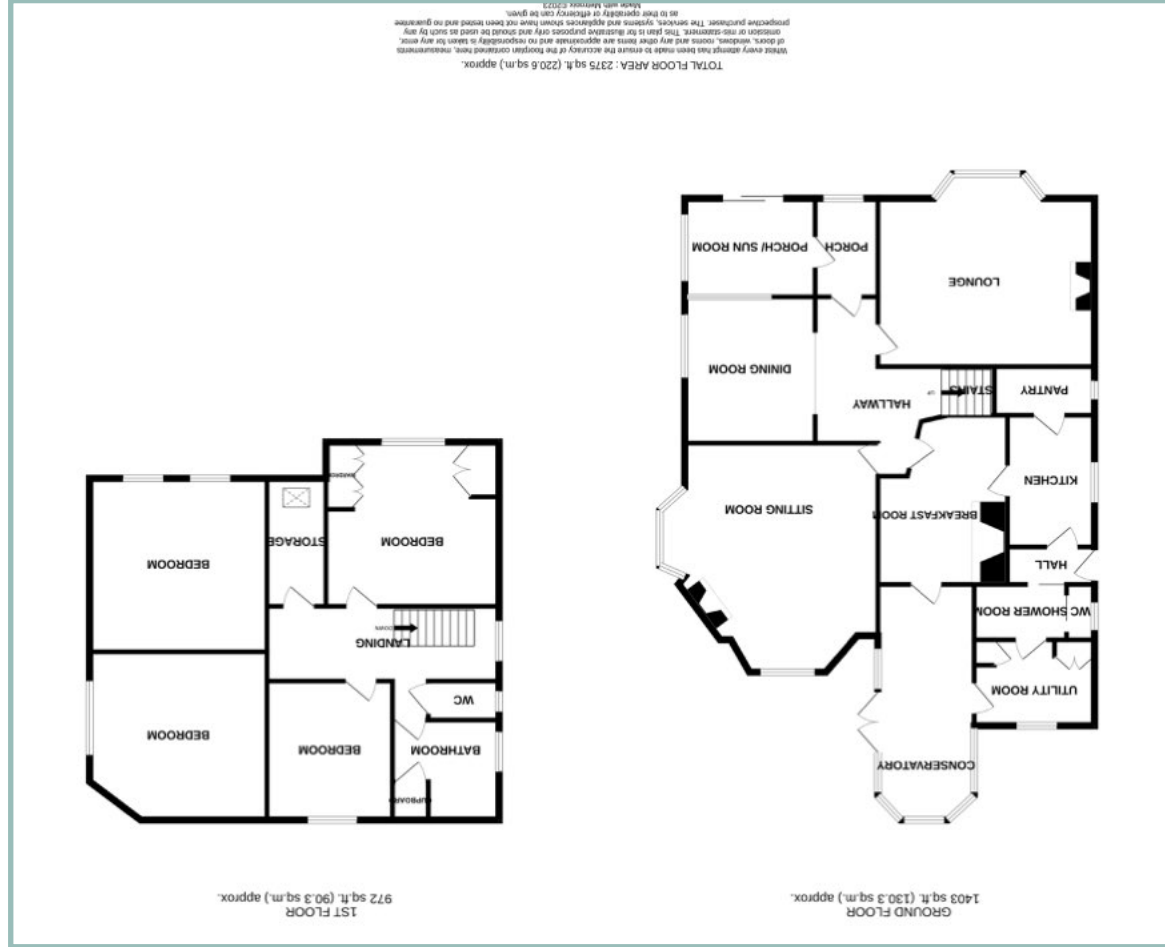


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Four Bedroom Detached Period Home Enjoying Lovely Views

Description

An attractive detached four bedroom period property built circa 1920's, situated in the highly desirable Gannock Park area of Deganwy. Close to the heart of the village, Sunny Mead enjoys easy access to the shops, cafes, restaurants, Deganwy Quay Hotel and Spa the beach and lovely walks over the Vardre.

This spacious home enjoys a good size plot with views of the sea and mountains to the front aspect, and views of the Vardre to the rear aspect. There is potential to build and create a garage and driveway from the rear.

The accommodation which retains many period features comprises: Good size porch/sun room, inner porch, hallway which opens into the double aspect dining room, lounge with bay window with fitted window seat overlooking the front garden and gas fire. Double aspect sitting room with fireplace with feature wooden surround. Breakfast room with AGA, kitchen with walk-in pantry. Inner hall area/side porch providing access into the shower room, w.c., and utility room.

There is a good size conservatory overlooking the rear garden, which can be accessed from both the breakfast room and the utility room.

From the main hallway there are stairs leading to the first floor: Good size landing, four double bedrooms, bathroom and separate w.c. Gas fired central heating and double glazed throughout. Fully insulated loft.

To the outside there is a timber foot gate providing access to a beautifully landscaped and well established lawned front garden with well planted borders. To the rear there is a lawned garden with a greenhouse, and an area laid to encourage wild life. A timber foot gate provides access to the rear which could be converted into a driveway.

- * ATTRACTIVE DETACHED FOUR BEDROOM PERIOD PROPERTY
- * SITUATED IN A HIGHLY DESIRABLE LOCATION
- * LOCATED WITHIN MINUTES WALK TO THE SHOPS, AMENITIES & BEACH
- * ENJOYS SUPERB VIEWS OVER THE VARDRE, SEA & MOUNTAINS
- * POTENTIAL TO CREATE DRIVEWAY PARKING TO REAR
- * NO CHAIN

Porch/Sun Room

10' 8" x 5' 10" 3.25m x 1.78m



Porch

7' x 5' 2" 2.13m x 1.57m

Hallway

10' 1" x 6' 3.07m x 1.82m



4 Bedroom
Detached House

SUNNY MEAD
YORK ROAD
DEGANWY
CONWY
LL31 9PX

£475,000

Reference Number: FP7698

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

York Road is located close to the centre of Deganwy and Deganwy beach. It is conveniently situated between historic Conwy and Llandudno with its Victorian facades and wide range of shops, schools, theatre, train station, promenade and pier. Deganwy is well served by road and rail links to the west towards Bangor, the Llyn Peninsula and Anglesey, to the east towards Chester, and to the south along the Conwy Valley and to Snowdonia National Park.

Directions

From our Conwy office follow the one-way system out of Conwy across the bridge. At the roundabout take the first exit and follow the road towards Deganwy and Llandudno, proceed along this road, at the first mini roundabout take the second exit on to Glen Y Mor Road, continue along this road towards the centre of Deganwy, taking the first right turn after the shops on to York Road where Sunny Mead can be found at the top of the hill.

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

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Four Bedroom Detached Period Home Enjoying Lovely Views

Dining Room

11' 3" x 10' 11" 3.43m x 3.32m

Lounge

16' 2" into bay x 14' 2" 4.93m x 4.31m

Sitting Room

16' 4" x 15' 9" 4.98m x 4.80m

Breakfast Room

13' 8" x 10' 8" 4.16m x 3.25m



Kitchen

10' 7" x 7' 1" 3.22m x 2.16m

Pantry

10' 8" max x 4' 5" 3.25m x 1.34m

Inner Hall

9' 10" x 2' 11" 3.00m x 0.88m

Shower Room

6' 7" x 4' 5" 2.00m x 1.34m

Separate W.C.

4' 4" x 2' 5" 1.32m x 0.73m

Utility Room

9' 3" x 7' 1" 2.82m x 2.16m

Conservatory

19' 4" x 7' 11" 5.89m x 2.41m



Landing

18' 8" x 7' 5.69m x 2.13m

Bedroom One

14' 3" x 13' 8" 4.34m x 4.16m

Bedroom Two

13' 1" x 14' 9" 3.99m x 4.49m



Bedroom Three

12' 11" x 13' 1" 3.94m x 3.99m



Bedroom Four

10' 8" x 10' 3" 3.25m x 3.12m



Bathroom

6' 8" x 7' 4" 2.03m x 2.23m



Separate W.C.

4' x 3' 3" 1.22m x 0.99m



Store Room

10' 7" approximately x 4' 6" 3.22m x 1.37m

4 Bedroom Detached House

SUNNY MEAD
YORK ROAD
DEGANWY
CONWY
LL31 9PX

£475,000

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