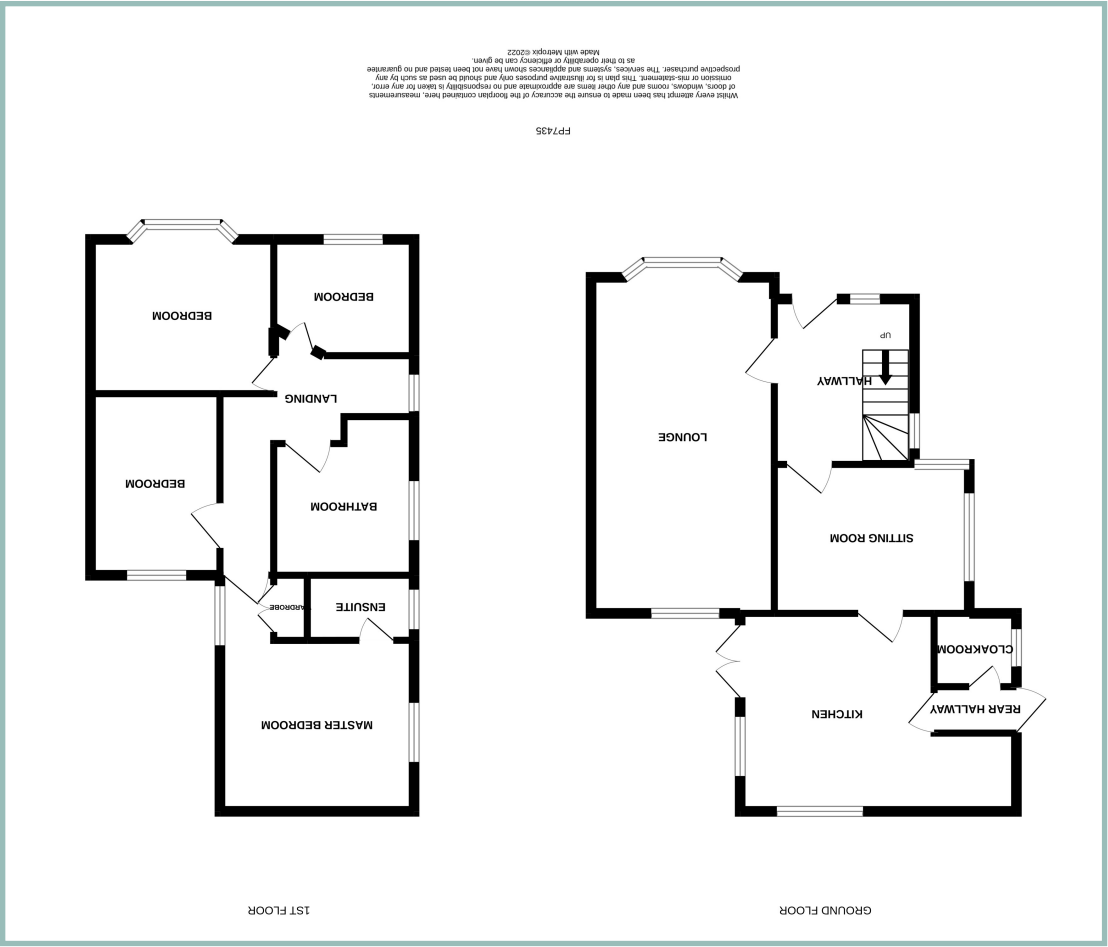


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole  
DIAMOND COLLECTION



www.fletcherpoole.com





# Beautifully Presented Four Bedroom Detached Home In Sought After Location

## Description

A beautifully presented four bedroom detached home located in a sought after location, enjoying views over Conwy castle and the mountains.

The property is situated in an ideal location for easy access into the historic town of Conwy, the link road to Llandudno and the A55.

The well planned accommodation comprises: Lovely open entrance hallway, lounge with bay window and multi fuel burner, sitting room, large 'L' shaped kitchen with french doors into the garden, cloakroom. To the first floor: Landing with decorative arch, two double bedrooms, one with en-suite and built in wardrobes, two single bedrooms and a four piece family bathroom with underfloor heating. UPVC double glazing and gas fired combination boiler.

Outside to the front iron gates give access to a driveway with ample off road parking, garage with electric door, power and light. To the rear there is a garden mainly laid to lawn with fence and hedge boundaries.

- \* BEAUTIFULLY PRESENTED FOUR BEDROOM HOME
- \* SITUATED IN A SOUGHT AFTER LOCATION
- \* ENJOYS LOVELY VIEWS OVER CONWY CASTLE & THE MOUNTAINS
- \* DRIVEWAY PARKING & GARAGE
- \* NO CHAIN



Entrance Hallway

10' 3" x 8' 11" max 3.14m x 2.71m



Lounge

23' 6" x 10' 8" 7.16m x 3.25m



4 Bedroom  
Detached House

11 ST. GEORGE'S DRIVE  
DEGANWY  
CONWY  
LL31 9PP

NO CHAIN

**£440,000**

REDUCED FROM £450,000

Reference Number: FP7435

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



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 right onto St. George’s Drive, bear left where number 11 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		





# Beautifully Presented Four Bedroom Detached Home In Sought After Location

## Snug/Dining Room

13' x 11'5"    3.96m x 3.48m

## Kitchen/Diner

16' 7" x 16' 1" max    5.05m x 4.90m

## Master Bedroom

12' 5" x 10' 10"    3.78m x 3.30m



## En-Suite Shower Room



## Bedroom Two

12' 5" x 10' 10"    3.78m x 3.30m



## Bedroom Three

11' x 7' 5"    3.35m x 2.26m



## Bedroom Four

9' x 8' 11"    2.74m x 2.71m



## Family Bathroom



## Garage

18' 5" x 15' 3"    5.62m x 4.65m



## 4 Bedroom Detached House

11 ST. GEORGE'S DRIVE  
DEGANWY  
CONWY  
LL31 9PP

## NO CHAIN

**£440,000**  
**REDUCED FROM £450,000**

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](http://www.fletcherpoole.com)

