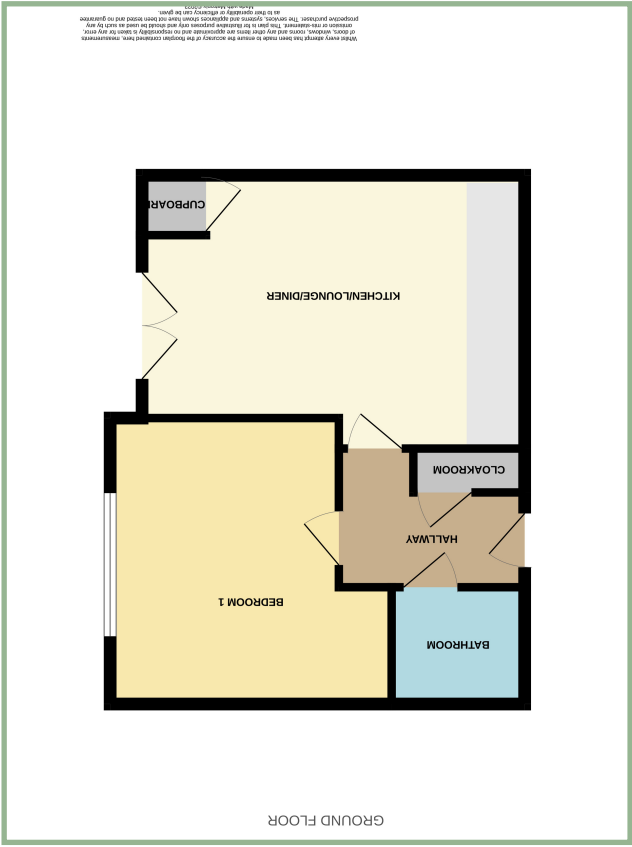




Score	Energy rating	Current	Potential
92+	A	82 B	82 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.fletcherpoole.com

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.

Immaculately Presented One Bedroom First Floor Apartment

Description

An immaculately presented modern one-bedroom first-floor apartment, part of a contemporary development built in 2015, within walking distance of the sought after location of Deganwy. This apartment is ideal for working professionals, couples and first-time buyers, or would make an ideal investment or Buy to Let. With easy access to the A55 and only a few miles from both Conwy & Llandudno.

The accommodation comprises of; communal Entrance Hall with stairs and lift, leading to the front door of the apartment. Entrance hall into the apartment, modern Shower Room, sizeable storage cupboard/Cloakroom, spacious Double Bedroom, open plan Living Area with Juliette Balcony, modern Kitchen with integrated appliances, plus allocated car parking space and visitor parking. UPVC double glazing and gas fired combination boiler. The apartment is very cost effective to run, and can be moved into straight away and enjoyed.

This property is offered with no onward chain.

- ✓ IMMACULATE ONE-BEDROOM FIRST FLOOR APARTMENT WITH JULIETTE BALCONY
- ✓ ECONOMICAL TO RUN WITH MODERN INTERIOR THROUGHOUT
- ✓ LOCATED IN A HIGHLY SOUGHT AFTER LOCATION
- ✓ ALLOCATED PARKING SPACE & VISITOR PARKING
- ✓ LIFT & STAIRS ACCESS
- ✓ NO CHAIN

Open Plan Lounge/Kitchen/Diner

17' 9" x 13' 3" 5.41m x 4.04m



Bedroom

13' x 9' 10" 3.96m x 3.00m



Bathroom

6' 2" x 5' 5" 1.87m x 1.65m



Agent's Notes: Residential Letting is allowed. No pets or holiday renting is allowed. Ground Rent £198.07 p/a. Service Charge £590.50 Paid every 6 months in January & July (Total of £1181 p/a)

Location

Bay View Apartments are located centrally in Deganwy with easy access to Llandudno, Conwy and the excellent transport links leading to Bangor, Chester and beyond.

Directions

From our Conwy office proceed around the one way system and across the bridge in the direction of the A55. At the roundabout take the first exit towards Llandudno. At the next roundabout take the second exit again towards Llandudno. Continue and take the second exit onto Pentywyn Road. Continue up the hill where Bay View Apartments are located on the left hand side. Turn left, then left again to enter the private parking area.

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

Energy Efficiency Rating: B

1 Bedroom First Floor Apartment

10 BAY VIEW
PENTYWYN ROAD
DEGANWY
CONWY
LL31 9TP

£140,000

Reference Number: FP7797

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
web: www.fletcherpoole.com

