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## Ground Floor Flat, 33 Tan Y Fron, Deganwy, Conwy, LL31 9YN



£115,000

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS IS A WELL PRESENTED CONVERTED GROUND FLOOR ONE BEDROOM FLAT close to local Primary School, the Co-op Mini Market and the Castle View Pub/ Restaurant, easy walking distance of Deganwy village and the beach. The accommodation briefly comprises:- shared front porch and hallway; self-contained door to the Ground Floor Flat; opening to the lounge; kitchen/dinette; one double sized bedroom; 3-piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside - pleasant well maintained garden to the rear. The flat is held on Leasehold Tenuire over a 999 year term from 13th April, 2004.

The Accommodation Comprises:-

SHARED PORCH

COMMUNAL ENTRANCE

With upvc double glazed window.

COMMUNAL HALL

PERSONAL DOOR TO GROUND FLOOR FLAT

HALLWAY

LOUNGE 15'3" x 11'10" (4.66m x 3.62m )



Fire surround with shelving. Double doors to the rear garden, spotlights to ceiling, radiator. t.v point, telephone point.



DINING AREA 8'7" x 7'9" (2.63m x 2.37m )



Double glazed window to the front, radiator.

KITCHEN 11'10" x 6'9" (3.61m x 2.08m )



Fitted with a range of base and wall units with rounded worktops, integral oven with 4 ring gas hob, single drainer sink with mixer tap, space for fridge/freezer, plumbing for a washing machine, floor tiling, double glazed window to rear.

L-SHAPED BEDROOM 11'4" x 10'1" - maximum (3.47m x 3.08m - maximum)



Double glazed window to the front, radiator, built-in wardrobe storage.

### 3-PIECE SHOWER ROOM



Shower stall, pedestal wash hand basin and low level flush w.c, wall tiling, cupboard housing boiler, double glazed obscure glass window the rear.

### OUTSIDE

#### REAR GARDEN



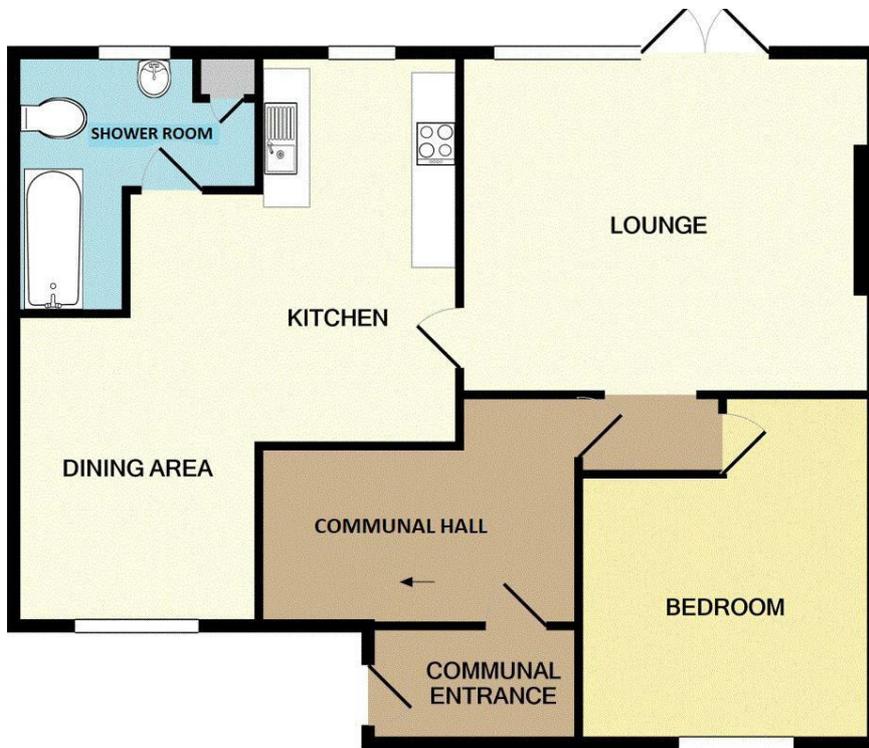
Nicely kept garden with patio area, lawn with planted borders and fenced boundaries.

### TENURE -

The flat is held on LEASEHOLD Tenure over a 999 year term from 13th April, 2004. Maintenance is split between the two properties when required.

### COUNCIL TAX BAND

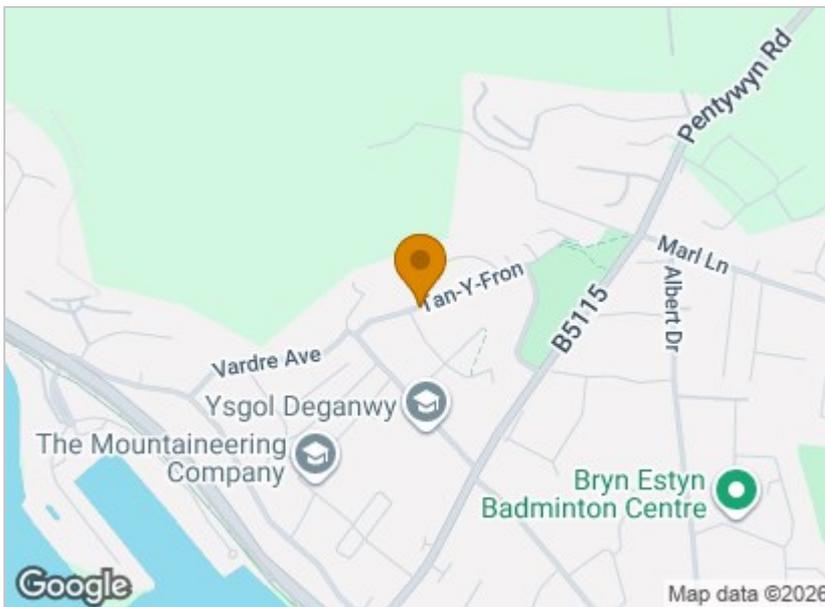
Is 'A' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)



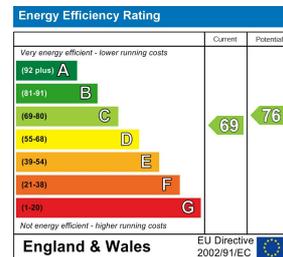
TOTAL APPROX. FLOOR AREA 70.1 SQ.M. (755 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Area Map**



**Energy Efficiency Graph**



**Directions**

From Deganwy Castle Apartment formerly the Deganwy Castle Hotel proceed towards Conwy, at the traffic lights by Deganwy Quay turn left onto Ty-Mawr Road, second left onto Vardre Avenue follow the road up and at the top proceed across onto Tany-Fron and the property can be viewed on the right hand side within 60 yards. REF: A850 19/02/26

**We will be pleased to arrange a viewing of this Home**

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

