Bryan Davies & Associates

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
•
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

# 6 Shamrock Terrace, Deganwy, Conwy, LL31 9BQ









## No Onward Chain £162,500

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THIS IS A SPACIOUS END TERRACE ONE BEDROOM HOME WITH ATTIC ROOM SITUATED ON A PRIVATE ROAD within easy access of the link road leading to the A55 expressway, less than ½ a mile of the Co-op and Castle View Public House/Restaurant, Deganwy shops and restaurants, beach and railway station are within a mile as well as Llandudno Junction shopping. The accommodation briefly comprises:- front door to sitting room; open plan extended dining/kitchen; stairs in the dining area leads to first floor landing; double sized bedroom and 3 piece shower room; a staircase from the landing leads to an attic room. The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - brick paved front garden area/parking bay, paved and decked rear garden with potential space for a car if required.

The accommodation comprises:-

Upvc Double Glazed FRONT DOOR to:-

SITTING ROOM 12'0" x 11'2" (3.68m x 3.42m)



Dado rail, brick hearth with display shelving, gas fire (not working), upvc double glazed window to front, radiator.



DINING ROOM 13'0" x 12'9" max including staircase (3.98m x 3.90m max including staircase)



Under stairs storage cupboard with louvre doors, dado rails, inglenook with tiled hearth, gas fire (not working), dado rail, radiator.



Opening to:-

KITCHEN 12'11" x 7'9" (3.96m x 2.38m)



Fitted range of base wall and drawer units with round edged work tops incorporating single drainer sink unit and mixer tap, plumbing for washing machine, space for fridge/freezer and space for cooking range, upvc double glazed door to rear garden.



A staircase from the dining area leads to:-

FIRST FLOOR LANDING
Radiator.

BEDROOM 1 11'9" x 11'6" (3.60m x 3.53m)



Upvc double glazed window to front, radiator.

THREE PIECE WET ROOM 11'6" x 6'8" (3.51m x 2.05m)



Comprises walk in disability shower area with 'Mira' electric shower, pedestal wash hand basin, close coupled w.c, wall tiling, extractor, non slip flooring, upvc double glazed window, double cupboard housing 'Worcester' gas fired combination central heating and hot water boiler, upvc double glazed window, radiator.

A doorway from the first floor landing
Gives access to an enclosed staircase to:-

ATTIC ROOM 17'11" x 12'9" max overall (5.47m x 3.90m max overall)



Part sloping ceilings, light and power, eaves storage cupboards, double radiator, exposed beams to ceiling, upvc double glazed window.

OUTSIDE

FRONT GARDEN
Block paved providing off street parking for one car.

REAR GARDEN AREA



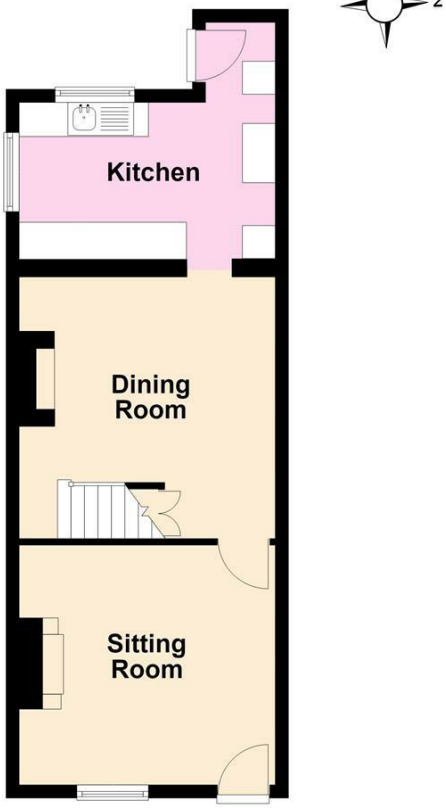
With decked area, paved patio area, outside tap, double opening gates with potential for off street parking for one car.

TENURE
The property is held on a FREEHOLD tenure.

COUNCIL TAX
Is 'C' as obtained from conwy.gov.uk

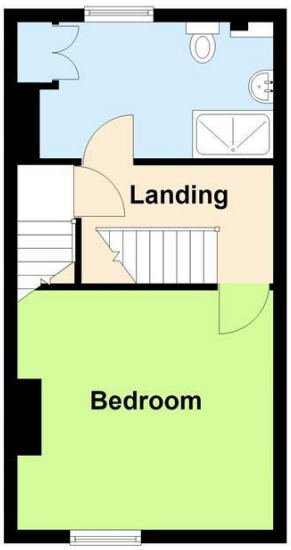
## Ground Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



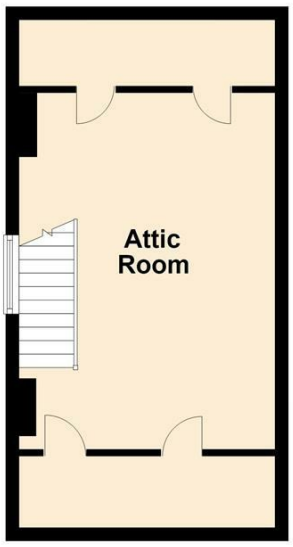

## First Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



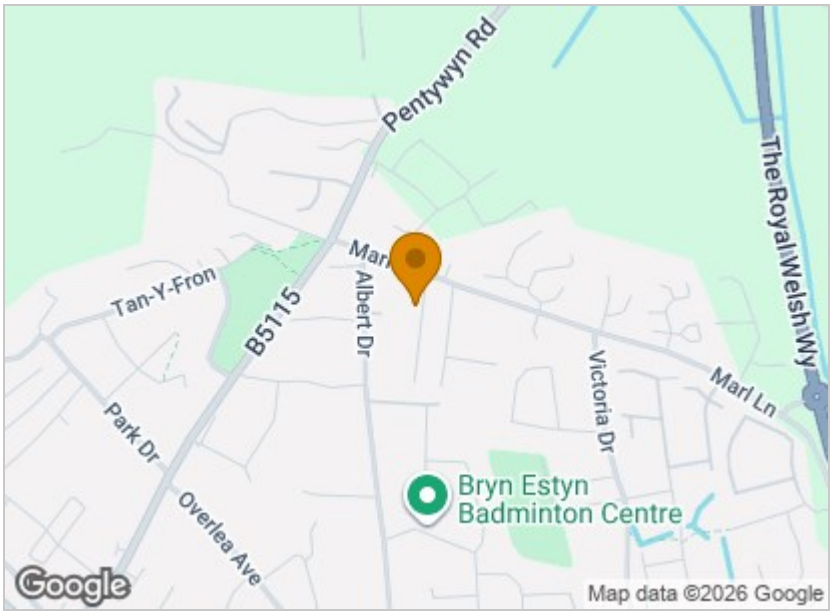

## Second Floor

Approx. 30.0 sq. metres (323.1 sq. feet)

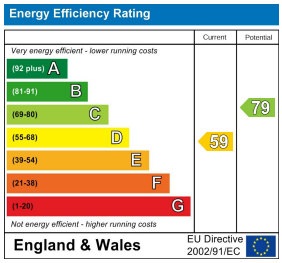



Total area: approx. 101.7 sq. metres (1094.2 sq. feet)

### Area Map




### Energy Efficiency Graph




### Directions

From The Castle View Public House/Restaurant proceed up the hill heading for Llandudno, take the 2nd turning on the right onto Marl Lane then 2nd right onto Shamrock Terrace and the property can be viewed on the right hand side within 80 yards. From our Llandudno office Ref A994 17/11/26

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

**01492 875125**

**e mail: llandudno@bdahomesales.co.uk**

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.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.