

**Bryan Davies
+ Associates**

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No Onward Chain £290,000

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THIS TWO TO THREE BEDROOM DETACHED HOME is situated opposite the Castle View Public House/Restaurant and having lovely views through to the Estuary, Conwy Castle and the mountains beyond, particularly from the lounge, conservatory and the main bedroom. Within ½ a mile of Deganwy Village Shops, close to Deganwy Primary School, Co-op Mini Market, within easy access of the Historic Town of Conwy, shops of Llandudno Junction and Mainline Railway Station. The accommodation briefly comprises:- porch; reception hall; lounge/dining room with views; folding doors leads to upvc double glazed conservatory; ground floor dining room/occasional 3rd bedroom; kitchen/breakfast room; rear porch and separate w.c, first floor landing; 2 bedrooms and a 3-piece bathroom with an overbath shower. The property features gas fired central heating and upvc double glazed windows. Outside - good sized plot to the front, side and rear with lawns, flowerbeds, shrubs and trees and a shared drive leads to a single car garage in a block of 3.

The Accommodation Comprises:-

SIDE ASPECT COMPOSITE DOUBLE GLAZED DOOR TO:-

PORCH

Inner glazed door to:-

RECEPTION HALL



Telephone point, understairs storage cupboard, large cloaks cupboard, radiator.

DOUBLE ASPECT LOUNGE/DINING ROOM 22'0" x 12'2" (6.72m x 3.73m)



Views across the estuary to Conwy Castle, upvc double glazed side window, fire surround with gas point and display mantle, t.v. point, coving, wall light point, double radiator. Double folding doors to:-



CONSERVATORY 11'9" x 7'10" (3.60m x 2.39m)



Upvc double glazed with views across the estuary to Conwy Castle, upvc door to steps with ballustrade down to the rear garden.

**DOUBLE ASPECT DINING ROOM/OCCASIONAL
BEDROOM 10'10" x 9'9" (3.31m x 2.98m)**



Coving, radiator, double aspect upvc double glazed windows, limited estuary views.

**DOUBLE ASPECT KITCHEN/BREAKFAST ROOM 13'4" x
10'7" (4.08m x 3.23m)**



With base, wall, drawer, glass fronted and corner display shelving with round edge worktops, inset 1½ bowl sink unit and mixer taps, integrated double oven and 4 ring gas hob, wall tiling, double aspect upvc double glazed windows.

REAR PORCH

With glazed side door.

SEPARATE LOW FLUSH W.C

Window.

A staircase from the Entrance Hall leads to:-

FIRST FLOOR LANDING

Access to roof space, built-in double wardrobe with hanging rail and shelving, cupboard housing 'British Gas' central heating and hot water boiler.

BEDROOM 1 12'2" x 9'8" (3.73m x 2.96m)



With full length built-in mirror fronted wardrobes with sliding doors and hanging rails, built-in double eaves storage cupboard, pedestal wash hand basin, telephone point, upvc double glazed window to rear with views, radiator.

VIEW FROM BEDROOM 1



BEDROOM 2 10'4" x 9'9" (3.17m x 2.98m)



Built-in double eaves storage cupboard, upvc double glazed window to the front, radiator.

VIEW FROM BEDROOM 2



3-PIECE TILED BATHROOM



White suite with tiled panel bath with mixer tap, electric shower and folding screen, pedestal wash hand basin, close coupled w;c, shaver point, upvc double glazed window, mirror and cabinet, radiator.

OUTSIDE

FRONT & SIDE GARDEN



With lawns and hedging.

GOOD SIZED REAR GARDEN



With hedging, shrubs, trees, seating area.



SINGLE CAR GARAGE

With up and over door, power and light connected. Side personal door.

TENURE - FREEHOLD

COUNCIL TAX BAND

Is 'E' obtained from www.conwy.gov.uk

Ground Floor

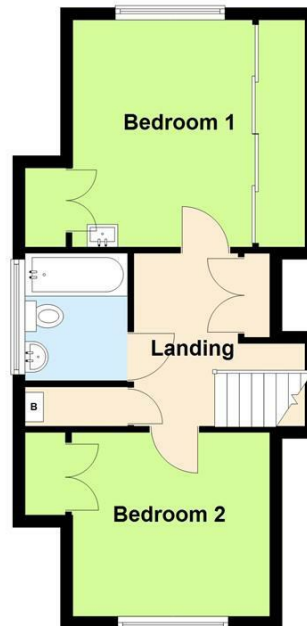
Approx. 73.7 sq. metres (793.8 sq. feet)



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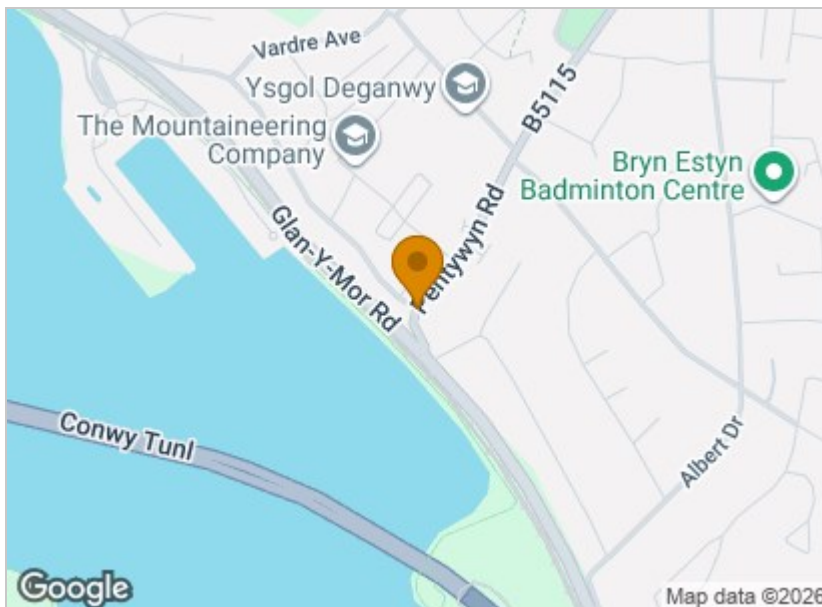
First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)

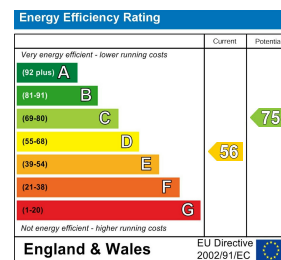


Total area: approx. 112.3 sq. metres (1209.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Castle View Public House/Restaurant the property is almost directly across the road. REF: A866 03/06/26 Rev 05/06/26

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

