



Apartment 3, Bay View
Pentywyn Road, Deganwy, Conwy, LL31 9TP

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LL31 9TP

Guide Price - £175,000

Rostons are pleased to offer for sale Apartment 3, Bay View, in Deganwy, a stylish ground floor apartment located just moments from Deganwy Village, the beach, and a local train station.

This modern two bedroom home features well appointed fixtures and fittings throughout, resident parking, and a private balcony off the principal bedroom. The accommodation includes a communal entrance hall, a spacious open plan lounge and dining area, a contemporary fitted kitchen with integrated appliances, an ensuite shower room to the master bedroom and a separate three piece bathroom.

Offered with no onward chain, this property is ideal for a wide range of buyers, from first time purchasers to those seeking a peaceful retirement retreat.

LOCATION

Deganwy is a highly sought after coastal town in North Wales, perfectly positioned on the Conwy Estuary between the historic town of Conwy and the vibrant seaside resort of Llandudno. Known for its stunning waterfront views, Deganwy offers a unique blend of modern marina living and traditional village charm.

Residents enjoy easy access to sandy beaches, boutique shops, and excellent restaurants, as well as the renowned Quay Hotel & Spa. The village benefits from its own train station, providing convenient links to Chester and beyond, while the nearby A55 ensures excellent road connectivity.

With its picturesque setting, strong community atmosphere, and proximity to both countryside and coast, Deganwy is an ideal location for those seeking a relaxed lifestyle without compromising on amenities or accessibility.





ACCOMMODATION **COMMUNAL ENTRANCE HALL**

Intercom entry system through to the communal entrance hall.

ENTRANCE HALL

A welcoming entrance hall, radiator.

LOUNGE/DINER

Large open plan lounge/diner having French doors and an almost full height window, two radiators.

KITCHEN

Fitted with a range of wall, base and drawer units, single drainer sink unit, electric oven, gas hob, extractor, washer dryer, dishwasher, fridge and freezer.

BEDROOM 1

French doors leading out to the **BALCONY** radiator. **ENSUITE SHOWER ROOM** shower cubicle with a mains shower, WC and wash hand basin, part tiled walls, heated towel rail.

BEDROOM 2

Window, cupboard, radiator.

BATHROOM

Panel bath, shower and shower screen, WC and wash hand basin, part tiled walls and tiled flooring, heated towel rail.

OUTSIDE

Resident parking.

EPC

B

COUNCIL TAX

E



TENURE

Maintenance charges are applicable; please ensure clarification is obtained from your legal representative prior to exchange of contracts. The property benefits from the balance of a 999 year lease commencing on 1st January 2015.

MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being

accepted, all parties who are purchasing must provide the evidence.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

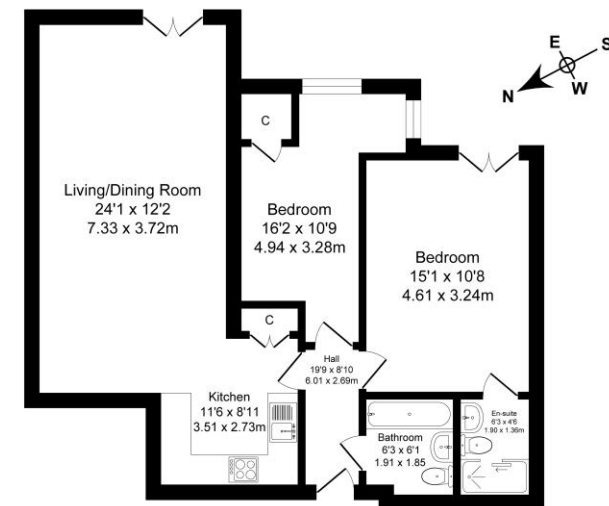
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Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Bay View
Total Approx. Floor Area 794 Sq.ft. (73.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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