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Which ever attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any items are approximate and no responsibility is taken for any errors or omissions. They have to be taken as a guide and not used as a basis for any contract or agreement. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their quality or efficiency can be given.

RP4323

GROUND FLOOR

1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		



14 Lon Vardre
Deganwy
Conwy
LL31 9HX



TWO BEDROOM ELEVATED TOWNHOUSE WITH OFF-ROAD PARKING & FAR REACHING VIEWS OVER THE CONWY ESTUARY TOWARDS CONWY CASTLE & MOUNTAIN

Description

"Castle View" is a perfect description of this elevated two bedroom townhouse with it's far reaching views over the Conwy Estuary towards Conwy Castle and Mountain.

Situated in the coastal village of Deganwy, walking distance from it's local shops, restaurants, marina, coastal path and beach. A short drive from both Conwy and Llandudno for further amenities.

There is off-road parking to the front and a new composite decked patio seating area-a perfect spot to enjoy outside dining and entertaining whilst enjoying those views.

The rear enclosed garden also has a patio seating area and small raised, lawned area.

The well planned accommodation comprises of:- Entrance porch with built-in storage cupboard, lounge to the front aspect with picture window taking in the view, kitchen/diner with sliding door into the rear garden.

Stairs in the lounge up to two bedrooms-one double to the front and a single to the rear and a bathroom.

Benefitting from electric heating and UPVC double-glazed windows.

Early viewing is recommended to appreciate this well-planned house and it's convenient location.

- ✓ TWO BEDROOM ELEVATED TOWNHOUSE
- ✓ OFF-ROAD PARKING
- ✓ FAR REACHING VIEWS OVER THE CONWY ESTUARY
- ✓ DECKED FRONT PATIO SEATING AREA
- ✓ ENCLOSED REAR GARDEN
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, RESTAURANTS, MARINA, COASTAL PATH & BEACH
- ✓ NO CHAIN
- ✓ FREEHOLD

Lounge

14' 3" x 13' (4.33m x 3.96m)



Kitchen/Diner

12' 11" x 9' 9" (3.94m x 2.97m)



Bedroom One

14' 3" x 12' 11" (4.35m x 3.95m)



Bedroom Two

9' 9" x 6' 1" (2.96m x 1.86m)



Bathroom

6' 6" x 5' 7" (1.97m x 1.70m)



Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

Directions

From the Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right towards Mochdre onto Conway Road. At the traffic lights turn right onto the A55. Continue onto the A55 and take the exit towards Conwy. At the roundabout take the 2nd exit. At the next roundabout, take the 2nd exit towards Deganwy. Bear right at the roundabout towards Llandudno. At the traffic lights turn right and immediate left onto Lon Vardre. proceed up the road, bear right where number 14 can be found.

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

Energy Performance Rating Band: D

Tenure: Freehold.

Agent Notes: CURRENTLY RUN AS A VERY SUCCESSFUL AIR BNB WITH THE OPPORTUNITY TO PURCHASE AS AN EXCELLENT ON-GOING BUSINESS

2 Bedroom Townhouse

14 Lon Vardre

Deganwy

Conwy

LL31 9HX

£264,950

Reference Number:RP4323
4/06/26

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, LL28 4PS

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:

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web: www.fletcherpoole.com

