

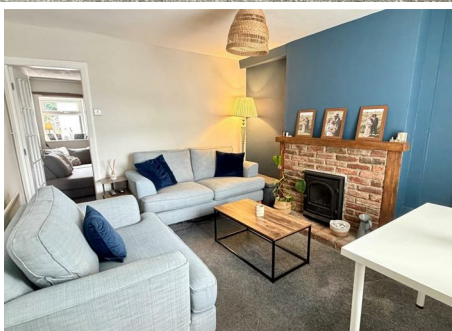
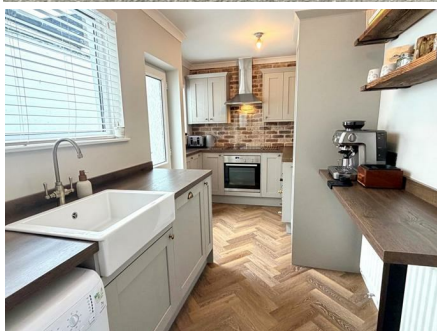
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**AUCTIONEERS
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7 Park Terrace, Deganwy, Conwy, LL31 9UL



£152,500



www.bdahomesales.co.uk

THIS IS A GORGEOUS MID TERRACE ONE BEDROOM HOME - IDEAL FOR FIRST TIME BUYER situated within easy walking distance of Co-op mini market, Deganwy Primary School, Castle View Restaurant/Public House, as well as all the amenities of Deganwy Village and approximately ¾'s of a mile of Llandudno Junction Mainline Railway Station, Cineworld, Asda Super Market, Iceland, Tesco and Lidl. The accommodation briefly comprises:- Front door to Porch; inner door to lounge; separate sitting room/ dining room; refitted and equipped kitchen; staircase from the sitting room/dining room leads to first floor landing; double sized bedroom with views to Deganwy Estuary and mountains; 3 piece bathroom; a slingsby style ladder leads to an attic room; the property features gas fired central heating and upvc double glazed windows; outside small front an rear courtyard.

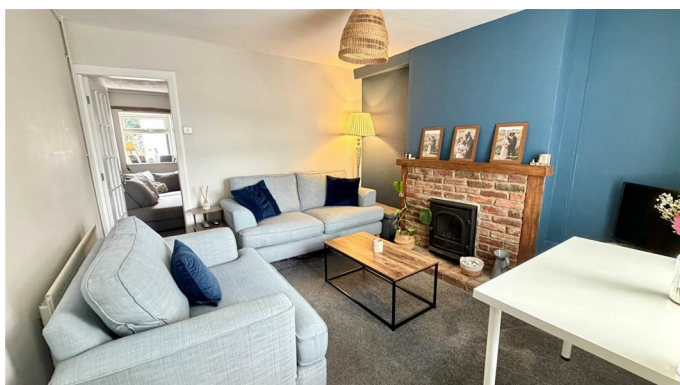
The Accommodation Comprises:-

Upvc double glazed coloured leaded FRONT DOOR to:-

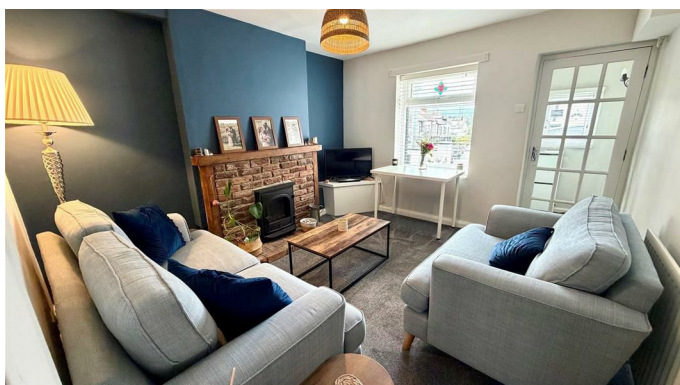
PORCH

Upvc double glazed window, wall light, panelled ceiling, glazed door to:

LOUNGE 11'10" x 11'1" (3.62m x 3.38m)



Exposed brick fire surround and hearth display with mantle over, inset gas log/coal effect fire, corner display shelf, electric meter box, radiator, upvc double glazed window to front with views to Conwy Mountains, radiator.



DINING/ SITTING ROOM 3.49m x 3.22m including staircase



TV point, radiator, recessed display shelving, upvc double glazed window with deep display sill.



RE-FITTED KITCHEN 14'5" x 3'10" (4.41m x 1.19m)



With pebble colour fitted range of base, wall and drawer units with round edge oak effect worktops, inset belfast style sink with Victorian style mixer tap, integrated 'Lamana' dishwasher, plumbing for washing machine, display shelving, integrated fridge /freezer, 'Neff' electric oven and 4 ring ceramic hob, stainless steel canopy over, exposed brick, tiles, wood effect flooring, breakfast bar, coving, radiator, upvc double glazed window and double glazed door to rear.



A staircase from the dining room leads to:-

FIRST FLOOR LANDING

BEDROOM 1 11'10" x 10'7" (3.62m x 3.24m)



Upvc double glazed window to front with coloured leaded light, views to estuary and mountains.



3 PIECE BATHROOM 10'7" x 5'3" (3.23m x 1.62m)



White suite comprising panelled bath with mixer tap, 'Mlra' shower over, pedestal wash hand basin and mixer tap, close coupled wc, display sill, wall and floor tiling, recessed downlighters to ceiling, ladder style towel rail, cupboard housing 'Worcester' combination central heating and hot water boiler, upvc double glazed window.

LOFT ROOM 10'8" x 9'8" average (3.27m x 2.96m average)



Accessed by drop down ladder from the landing. Sloping ceilings, 'Velux' double glazed skylight window, radiator, positive input ventilation, eaves storage cupboard.

OUTSIDE

FRONT



Paved, walled seating area.

REAR ENCLOSED COURTYARD



Outside tap, gated access to communal walk way to rear.

TENURE

The property is held on a FREEHOLD tenure.

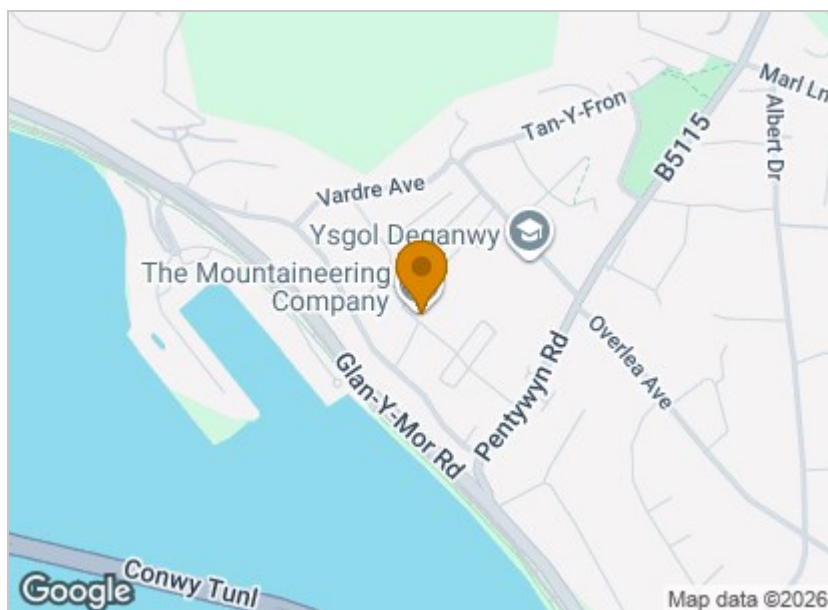
COUNCIL TAX

Is 'B' as obtained from www.conwy.gov.uk

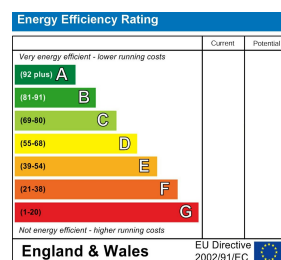
AWAITING ENERGY PERFORMANCE CERTIFICATE

AWAITING FLOOR PLAN

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction railway station, proceed towards Conwy and at the main roundabout take the 3rd exit for Deganwy, take the 3rd turning on your right into Pentywyn Road passing the Castle View Public House, next left onto Plas Newydd, continue along the road onto Park Terrace, the property is on your right hand side. Ref A953 06/08/26

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.

