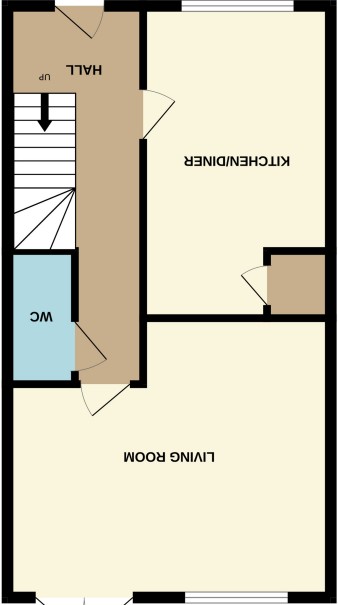
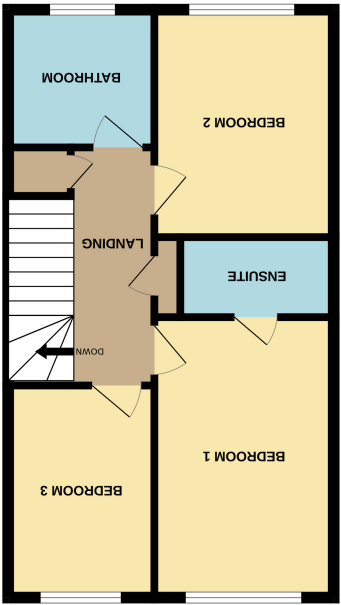


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

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F&P Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	90 B	
92+	A		92 A



MODERN, WELL PRESENTED, AND WELL PLANNED THREE BEDROOM SEMI DETACHED ON POPULAR & CONVENIENT NEW BUILD DEVELOPMENT

Description

This modern three-bedroom semi-detached home was recently built by Beech Homes, with the development only being completed in 2020. The property features three well proportioned bedrooms, kitchen-diner, living room, family bathroom, cloakroom, with garden to the rear and two car driveway to the front. The accommodation affords, entrance hallway with carpet floor, radiator, stairs to first floor, glazed front door. Under stairs WC with wall mounted wash hand basin, low level WC, tiled splash back areas, tiled floor, and radiator. The dining kitchen has a window to the front, fitted storage cupboard, fitted breakfast bar, tiled flooring, radiator, modern range of wall and base level units, complimentary work tops, integrated; oven, hob, extractor fan, sink, drainer, mixer tap, dishwasher, washing machine, space and plumbing for other kitchen appliances, and informal dining. The living room is a most spacious room with French style glazed doors to the rear gardens, window to rear, carpet floor, radiator, feature wall ideal for media, ample space for living and dining furniture. The first-floor landing is carpeted, has two fitted storage cupboards, feature spindles and banister to stairs, and hatch providing access to the loft space. Bedroom one has a window to the rear, carpet floor, radiator, and door to the en-suite bathroom, which is fitted with enclosed shower cubicle, wall mounted wash basin, low flush WC, tiled splash back areas and walls, and chrome heated towel rail. Bedroom two is a second double with window to the front, radiator, and carpet floor. Bedroom three is a third good sized room with carpet floor, radiator, and window to the rear. The family bathroom is fitted with a modern white suite comprising panel bath with shower and screen, wall mounted wash hand basin, low flush WC, majority tiled walls, tiled floor, chrome heated towel rail, and window to front.

- ✓ MODERN SEMI-DETACHED
- ✓ THREE BEDROOMS
- ✓ SPACIOUS LIVING ROOM
- ✓ KITCHEN-DINER
- ✓ ENCLOSED REAR GARDEN
- ✓ DRIVEWAY

Hallway

19' 2" x 6' 11" 5.84m x 2.11m

Kitchen/Diner

15' 10" x 9' 6" 4.82m x 2.89m



Living Room

16' 10" x 14' 3" 5.13m x 4.34m



Ground Floor W.C

6' 8" x 3' 5" 2.03m x 1.04m

Landing

12' 2" x 7' 5" 3.71m x 2.26m

Bedroom One

14' 3" x 9' 4.34m x 2.74m



Ensuite

7' 9" x 4' 1" 2.36m x 1.24m

Bedroom Two

11' 6" x 9' 3.50m x 2.74m



Bedroom Three

10' 9" x 7' 5" 3.27m x 2.26m

Bathroom

7' 5" x 7' 2.26m x 2.13m



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 our Conwy office proceed back around the one-way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Turn right onto Pentywyn Road and follow the road until you come to Parc Pentywyn estate on the right. Turn into Parc Pentywyn first left then first right where no.46 can be found on your right.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: B
Tenure: Freehold

3 Bedroom Semi Detached Home

46 Parc Pentywyn
Deganwy
LL31 9FP

£299,950

Reference Number: FP8339
23/4/2025

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

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:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

