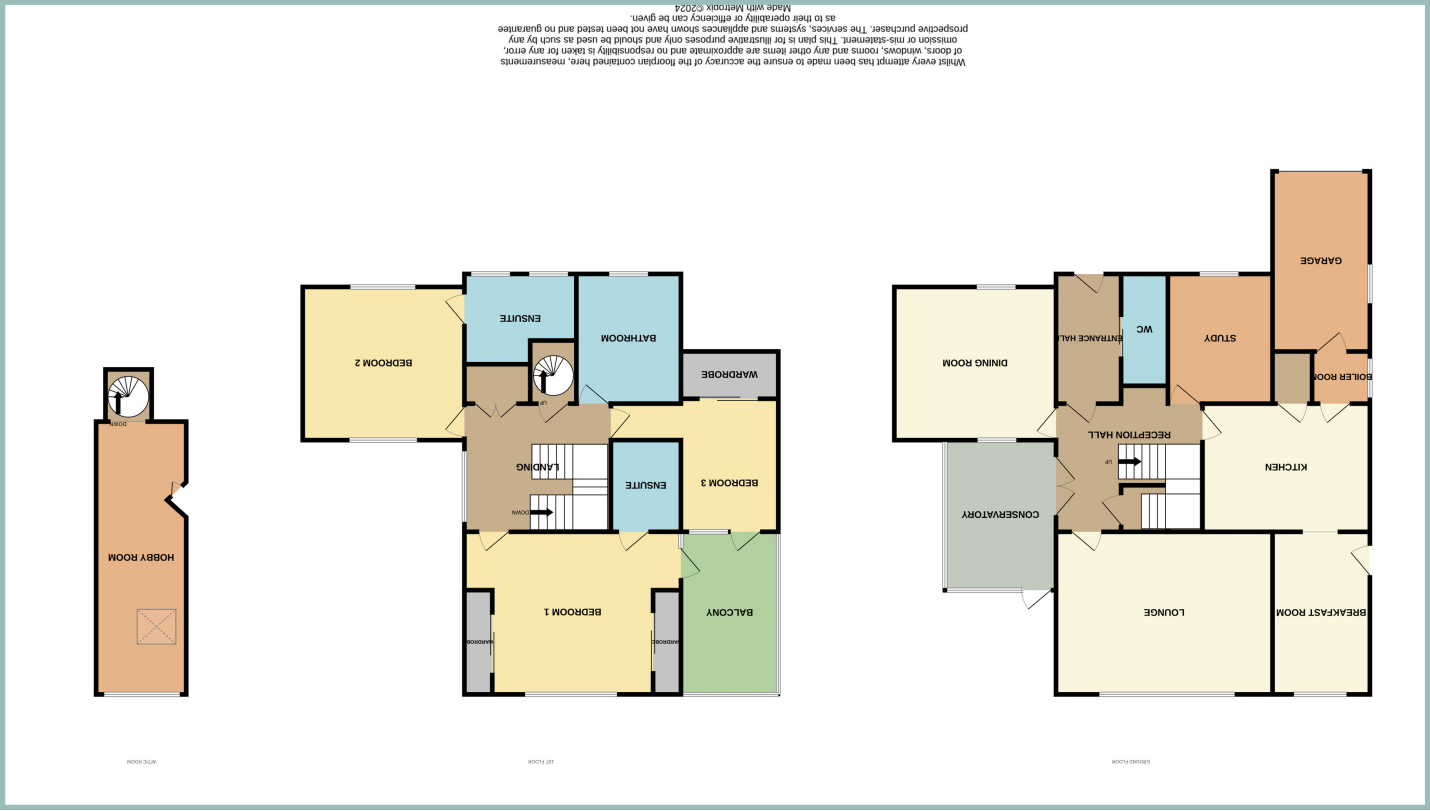


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.





# A Substantial Three Bedroom Character Semi-Detached House

## Description

A substantial well-presented three-bedroom semi-detached family home occupying an impressive plot. Located in a sought after residential area just on the outskirts of Deganwy Village close to local village shops, restaurants and transport links.

This quiet and peaceful accommodation briefly comprises a spacious lounge with stunning views over the Conwy estuary, kitchen with five ring gas hob, good size pantry, integrated electric oven/microwave and sunny adjoining breakfast room, separate dining room, study, conservatory, and WC on the ground floor. Upstairs, a large master bedroom with fantastic views towards Puffin Island, ensuite bathroom, large wardrobes and access to a private roof terrace with views towards Conwy. Further two large double bedrooms (one ensuite) a utility/shower room and stair access to the attic/hobby room.

The property also boasts; UPVC double glazing, gas fired central heating and hot water boiler, solar panels connected to the grid and generating an income, broadband as well as copper landline, low maintenance garden, many original features, and just a short drive to the many amenities of Llandudno and Conwy. Ultrafast full fibre broadband available to this property.

A fantastic opportunity to own an impressive character filled sought after property.

- \* OUTSTANDING SEA VIEWS TOWARDS ANGLESEY AND CONWY MOUNTAIN
- \* WALKING DISTANCE TO DEGANWY HIGH STREET
- \* RETAINS ORIGINAL FEATURES
- \* MASTER BEDROOM SUITE PLUS TWO FURTHER LARGE DOUBLE BEDROOMS
- \* AMPLE OFF ROAD-PARKING FOR SEVERAL VEHICLES
- \* SINGLE GARAGE
- \* NO CHAIN
- \* FREEHOLD
- \* VIEWING HIGHLY RECOMMENDED



3 Bedroom  
Semi Detached  
House

35 Deganwy Road  
Deganwy  
Conwy  
LL31 9DG

**£400,000**

REDUCED FROM £469,950

Reference Number: FP8143  
10/9/2024

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  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Location

Close to the centre of Deganwy and Deganwy beach. It is conveniently situated between historic Conwy and Llandudno with its Victorian facades and wide range of shops, schools, theatre, train station, promenade and pier. Deganwy is well served by road and rail links to the west towards Bangor, the Llyn Peninsula and Anglesey, to the east towards Chester, and to the south along the Conwy Valley and to Snowdonia National Park.

Directions

From our Conwy office follow the one-way system out of Conwy across the bridge. At the roundabout take the first exit and follow the road towards Deganwy and Llandudno, proceed along this road, at the first mini roundabout take the second exit on to Glen Y Mor Road, continue along this road towards the centre of Deganwy proceed out and through the village and after approximately 1 mile the property will be located on your left.

Council Tax Band: G (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





# A Substantial Three Bedroom Character Semi-Detached House

## Conservatory

12' 9" x 9' 5"    3.88m x 2.87m

## Lounge

18' 4" x 14' 5"    5.59m x 4.39m

## Dining Room

13' 8" x 11' 7"    4.16m x 3.53m



## Study

10' 11" x 8' 10"    3.32m x 2.69m

## Kitchen

14' 2" x 10' 10"    4.31m x 3.30m



## Garage

16' 10" x 12' 8"    5.13m x 3.86m

## Breakfast Room

13' 9" x 8' 3"    4.19m x 2.51m



## Bedroom One

18' 5" x 14' 6"    5.62m x 4.42m

## Bedroom Two

13' 7" x 11' 9"    4.14m x 3.58m



## Bedroom Three

12' 5" x 9' 3"    3.78m x 2.82m



## Attic / Hobby Room

28' 11" x 8' 6"    8.82m x 2.59m

Outside: Large block paved driveway providing ample off-road parking for multiple vehicles, rocky garden to front with a wide variety of established plants and shrubs, to rear a small, paved patio sun terrace enjoying extensive coastal views.

Agents Note: The garden seen in the view pictures to the rear of the property belongs to the property next door.



## 3 Bedroom Semi Detached House

35 Deganwy Road  
Degany  
Conwy  
LL31 9DG

**£400,000**

REDUCED FROM £469,950

Reference Number: FP8143  
10/9/2024

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  
email: conwy@fletcherpoole.com  
web: www.fletcherpoole.com

