

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		



A TRULY STUNNING EARLY 1900'S SEMI DETACHED HOME THOUGHT TO BE ART DECO IN ERA! WITH MANY ORIGINAL FEATURES WITHIN THE ORIGINAL FOOTPRINT, THE GARAGE HAS BEEN PARTIALLY CONVERTED AND ADDED TO CREATING AN ALMOST SELF-CONTAINED SPACE! SITUATED IN A SOUGHT-AFTER LOCATION AND OFFERED FOR SALE WITH NO CHAIN!

Description

The accommodation in brief comprises, entrance porch with tiled floor, window to side, glazed front door and glazed door to the main entrance hall, which has tiled flooring, carpeted staircase, understairs storage cupboard, and radiator. The living room has a bay window to the front and further window to the side, carpet floor, radiator, and feature fireplace. The dining room is currently used as a sitting room and has a window to the rear, carpet floor, radiator, and feature original fireplace being the focal point of the room. The breakfast kitchen has a window to the side and a window to the rear, tiled flooring, space for dining, radiator, fitted base level units with complimentary work surfaces, tiled splash back areas, sink, drainer and tap, space and plumbing for kitchen appliances, glazed door to the hall, which has tiled floor, glazed door to the front, radiator. The WC is fitted with a low flush WC, window to rear, tiled floor. The shower room has a glazed door to the garden, tiled floor, fitted shower enclosure, wall mounted wash hand basin, tiling to splash back areas. The partially converted garage has a window to the front, glazed door to the front, tiled floor, radiator, wall mounted combination boiler, glazed door to the Sunroom, which has glass roof, windows to rear, French style glazed doors to the garden, tiled flooring. The landing has carpet staircase with feature spindles and banister, window to the front, doors to all first-floor rooms, fitted storage cupboard, and hatch providing access to the loft space. Bedroom one has fitted wardrobes, bay window to the front with sea views, carpet floor, and radiator. Bedrooms two and three have carpet floor, radiator, and window to the rear. The bathroom is fitted with a three-piece suite comprising panel bath with shower and screen, pedestal wash hand basin, and low-level WC., tiled splash back areas, vinyl floor, radiator, and two windows to the side.

The property is fully double glazed, and gas central heated via a combination boiler that also provides the hot water. Externally the property is garden fronted with an array of flower bed, shrub, and hedge borders, and seating area, there is a gravel driveway providing parking for at least three vehicles, with fenced and walled boundaries. The rear is fully enclosed and has an array of shrub and tree lined borders, wall and fence boundaries, ornamental pond, and paved seating area.

- ✓ EARLY 1900'S ART DECO SEMI
- ✓ THREE BEDROOMS
- ✓ TWO RECEPTION ROOMS
- ✓ SCOPE FOR SELF CONTAINED ACCOM
- ✓ SOUGHT AFTER LOCATION WITH VIEWS
- ✓ NO CHAIN

Porch

5' x 4' 5" 1.52m x 1.34m

Entrance Hall

11' 10" x 9' 10" 3.60m x 3m

Living Room

13' 9" x 11' 6" 4.19m x 3.50m



Dining Room/Snug

15' 10" x 11' 10" 4.82m x 3.60m

Hallway

11' 11" x 3' 3.63m x 0.91m

W.C

5' 3" x 3' 1.60m x 0.91m

Breakfast Kitchen

11' 11" x 11' 6" 3.63m x 3.50m



Shower Room

6' 11" x 5' 2" 2.11m x 1.57m

Garage

16' 4" x 7' 9" 4.98m x 2.36m

Sunroom

11' 7" x 9' 6" 3.53m x 2.89m

Landing

Bedroom One

14' x 11' 6" to wardrobe doors 4.26m x 3.50m



Bedroom Two

14' 10" x 11' 10" 4.52m x 3.60m

Bedroom Three

9' 5" x 6' 5" 2.87m x 1.95m

Bathroom

8' 4" x 6' 2.54m x 1.82m

Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left-hand side. Continue past the shops and take the right hand fork onto Deganwy Road, bean right onto ‘the shelf’ where Hillcrest number 108 can be found on the right.

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

3 Bedroom Semi
Detached Home

Hillcrest
108 Deganwy Road
Llanrhos
LL30 1NA

NO CHAIN
£345,000
REDUCED FROM £365,000

Reference Number: FP8395
12/6/2025
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

