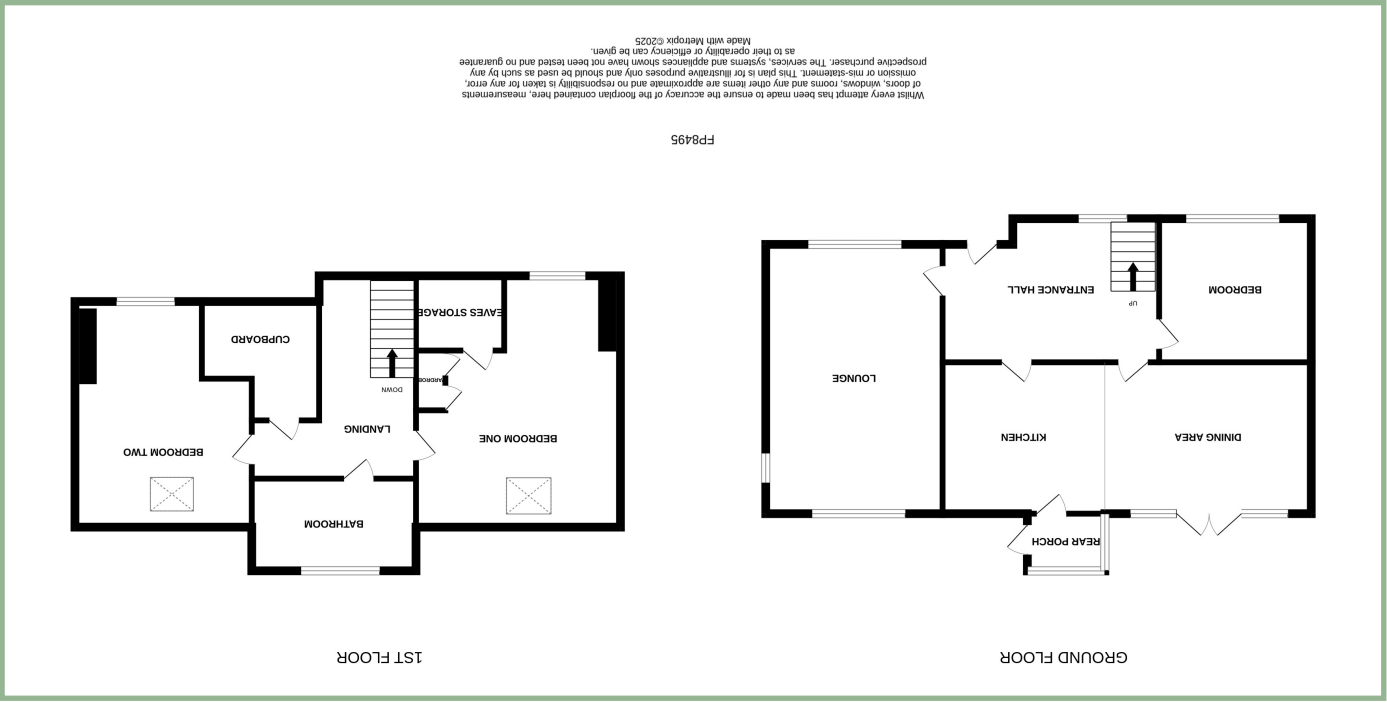




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



RECENTLY REFURBISHED THREE BEDROOM DETACHED HOME

Description

An immaculately presented detached three bedroom home situated in a highly desirable area enjoying superb far reaching views over the sea, The Great Orme, Anglesey and Puffin Island to the front aspect and views over The Vardre to the rear.

The current owners have remodelled and refurbished the property creating a light and well planned family home with stylish and contemporary accommodation comprising: Entrance hallway, triple aspect lounge with log burner and lintel above. Lovely open plan kitchen/diner/living with granite worktops, integrated Bosch appliances to include a double oven, dishwasher, induction hob and extractor and space and plumbing for an American style fridge/freezer. There is a downstairs bedroom and a rear porch/utility area off the kitchen which houses the space and plumbing for the washing machine.

To the first floor: Landing with good size storage cupboard housing the boiler, Master bedroom with built in wardrobes and storage cupboard, a second double bedroom and modern four piece family bathroom.

UPVC double glazing and Worcester gas fired central heating.

To the outside there is a good size driveway with garage with power and light, a lawned front garden with a flagged patio seating area from which to enjoy the views. There is a sunny South East facing rear garden which is mainly laid to lawn with a variety of established fruit trees, paved patio seating area and established flower beds.

- ✓ THREE BEDROOM DETACHED HOME IN SOUGHT AFTER LOCATION
- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ REFURBISHED AND REMODELLED TO A HIGH STANDARD
- ✓ SUNNY SOUTH EAST FACING REAR GARDEN
- ✓ OCCUPIES A GOOD SIZE PLOT
- ✓ DRIVEWAY PARKING FOR SEVERAL VEHICLES
- ✓ FREEHOLD

Hallway

12’ 6” x 7’ 4” 3.81m x 2.23m

Lounge

18’ 2” x 11’ 11” 5.54m x 3.63m



Kitchen/Diner/Living

24’ 10” x 10’ 4” 7.57m x 3.15m



Bedroom Three

10’ 8” x 9’ 3.25m x 2.74m

Rear Porch/Utility

5’ 11” x 3’ 11” 1.80m x 1.19m

Landing

10’ 8” x 4’ 3” 3.25m x 1.29m

Bedroom One

13’ 9” x 17’ 4” 4.19m x 5.28m



Bedroom Two

11’ 5” max x 14’ 11” 3.48m x 4.54m



Bathroom

10’ 6” x 5’ 10” 3.20m x 1.78m



Location

The property is located in the quiet residential area of Deganwy 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 turn right onto Hawes Drive. First left onto Rockfield Drive where number 18 can be found on the right.

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

3 Bedroom Detached Home

18 Rockfield Drive
Deganwy
LL30 1PF

£399,950

Reference Number: FP8495
23/10/2025

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

