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www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A	77	80
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Two Bedroom, First Floor Apartment With Stunning Views

Description

Far reaching uninterrupted views over Conwy Mountain, the Great Orme and Puffin Island, combined with light and spacious neutrally decorated accommodation; ensure that this two-bedroom first-floor apartment must be viewed. The spectacular views over the mouth of the Conwy Estuary provide a prime position to enjoy the sea views and beautiful sunsets alike.

Monterey provides a fantastic central location close to the heart of Deganwy, and only 2-3 miles away from Llandudno and Conwy.

Monterey is an exclusive development of only six apartments offering well maintained communal areas and a lift to all floors. The well-planned accommodation comprises: Entrance hallway, cloakroom with space for tumble dryer, good size open plan lounge/dining area with Juliette balcony looking out over the stunning views, double doors through to the fully fitted kitchen with integrated high quality appliances. Master bedroom with en-suite shower room, a second double bedroom and main bathroom with shower over the bath. UPVC double glazing and gas central heating. Benefitting an allocated parking space and single garage with electric door and power and light. Offered with no ongoing chain.

- ✓ FIRST-FLOOR, TWO-BEDROOM, TWO-BATHROOM APARTMENT WITH STUNNING SEA & MOUNTAIN VIEWS
- ✓ LOCATED CLOSE TO THE HEART OF DEGANWY VILLAGE, MARINA & BEACH
- ✓ LIGHT AND SPACIOUS ACCOMMODATION
- ✓ GARAGE & ALLOCATED PARKING
- ✓ NO ONWARD CHAIN

Entrance Hall

9’ 8” x 8’ 2”

Lounge/Diner

21’ 5” x 19’ 6.53m x 5.79m



Kitchen

10’ 4” x 7’ 2” 3.15m x 2.18m



Bathroom

4’ 8” x 10’ 5” 1.42m x 3.17m



Bedroom One

10’ 5” x 10’ 11” 3.17m x 3.32m



En-Suite Shower Room

6’ 4” x 4’ 10” 1.93m x 1.47m

Bedroom Two

12’ 5” x 8’ 4” 3.78m x 2.54m



Shower Room

5’ 11” x 4’ 10” 1.80m x 1.47m

Agent’s Notes: Lease is 150 years old, beginning 1st Jan 2001. Ground rent is £200 a year.

Location

Deganwy is a popular village with beach, marina, a variety of local shops and restaurants, and is on a bus route and railway line. It is located midway between the seaside town of Llandudno and the walled town of Conwy and is within easy access of the A55 dual carriageway.

Directions

From Conwy cross over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along Glan y Mor Road and onto Deganwy Road. Pass through the village of Deganwy and continue in the direction of Llandudno. Monterey can be found on the left hand side a short distance beyond the centre of the village.

Council Tax Band: F (provided on www.voa.gov.uk)
Energy Efficiency Rating: C

2 Bedroom, First Floor Apartment

FLAT 4 MONTEREY
DEGANWY ROAD
DEGANWY
CONWY
LL31 9DL

£294,000
REDUCED FROM £300,000

Reference Number: FP7692

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

