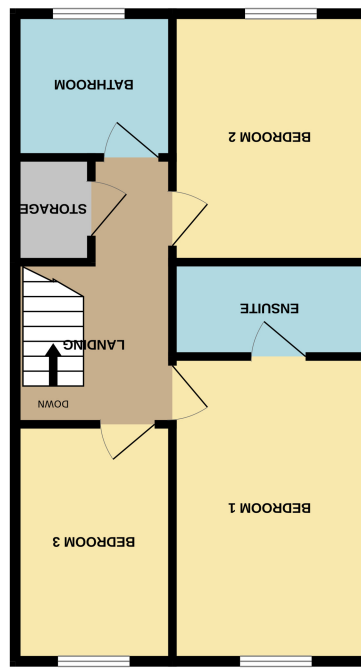


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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



A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME

Description

This beautifully presented three-bedroom semi-detached family home is located in the highly sought-after Parc Pentwyn development. The property offers spacious and well-appointed accommodation, including a welcoming entrance hall, a cloakroom with WC, a bright and airy lounge, and a modern kitchen/diner with integrated appliances perfect for family meals and entertaining. The first floor comprises two generously sized bedrooms, as well as a master bedroom with its own en-suite shower room. A family bathroom completes the interior layout. Externally, the property benefits from a block-paved driveway providing off-road parking as well as a fully enclosed rear garden, mostly laid to lawn with paved borders, offering a private space for relaxation or outdoor play. Situated close to a range of local amenities including shops, schools, a public house, and transport links, this home also features UPVC double glazing, gas-fired central heating, and excellent proximity to everyday conveniences. Viewing is highly recommended to fully appreciate what this lovely home has to offer.

- ✓ A BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- ✓ HIGH SPEC MODERN FITTED KITCHEN AND BATHROOMS
- ✓ REAR ENCLOSED GARDEN
- ✓ OFF-ROAD PARKING TO FRONT
- ✓ CLOSE PROXIMITY TO ALL LOCAL AMENITIES
- ✓ FREEHOLD TENURE
- ✓ VIEWING RECOMMENDED

Kitchen/Diner

15' 9" x 9' 5" 4.80m x 2.87m



Lounge

16' 9" x 14' 5.10m x 4.26m



Bedroom One With Ensuite

14' 2" x 8' 11" 4.31m x 2.71m



Bedroom Two

11' 5" x 8' 11" 3.48m x 2.71m



Bedroom Three

10' 7" x 7' 4" 3.22m x 2.23m



Family Bathroom

7' 3" x 6' 8" 2.21m x 2.03m



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 Pentwyn Road and follow the road until you come to Parc Pentwyn estate on the right. Turn into Parc Pentwyn and no. 18 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

18 Parc Pentwyn
Deganwy
LL31 9FP

£300,000

Reference Number: FP8324
10/4/2025

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

