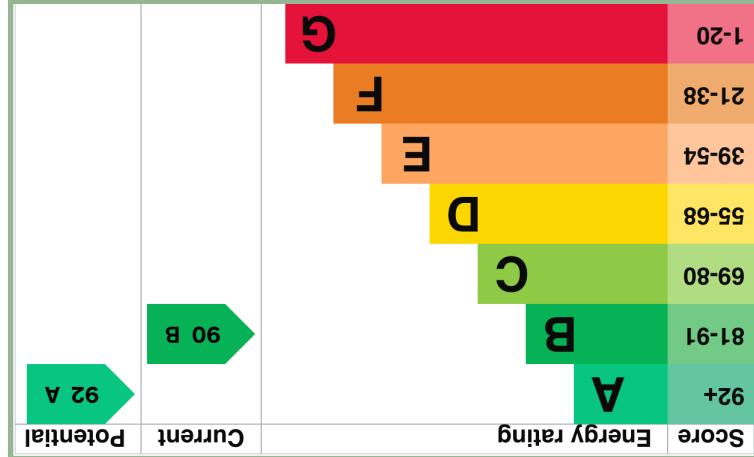


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment recommended by the seller have not been tested (unless otherwise stated) and we have no guarantee as to their condition. We strongly recommend that you provide the property with full details of the information which you require. We will also 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 travelling some distance to view the property.

www.fletcherpoole.com



# 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 Pentywyn 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



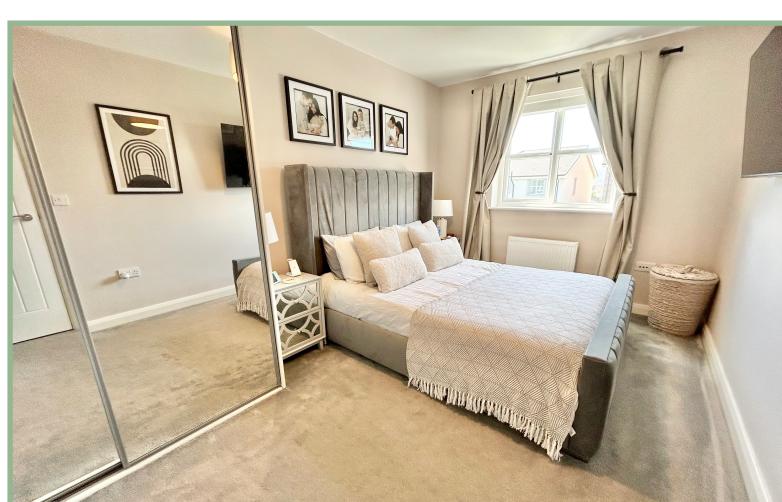
## Lounge

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 Pentywyn Road and follow the road until you come to Parc Pentywyn estate on the right. Turn into Parc Pentywyn and no. 18 can be found on your right.

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

Energy Efficiency Rating: B

Tenure: Freehold

3 Bedroom Semi Detached Home

18 Parc Pentywyn  
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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

