

We endeavor 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 representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please 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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



An Impressive 4/5 Bedroom Detached Home Occupying A Large Plot In A Highly Sought After Location

Description

An impressive 4/5 bedroom detached home occupying a large plot. Built by the current owners in 1997, this house would make a perfect family home. The property retains some lovely features including arched doors downstairs, coving, stained glass windows, feature staircase banister and plenty of storage.

Situated in a highly sought after area, the property is located within walking distance to the shop and primary school and just a short drive to Llandudno, Conwy and the A55.

The accommodation comprises : hallway with under stairs cupboard, shower room, sitting room with gas fire and bay window which could also be used as another bedroom, integral garage which the owners have made into an office leaving the front section of the garage for storage, spacious kitchen with island with granite worktop, range, mixer tap and space for a dishwasher, utility room with space for a washing machine and fridge/freezer and side door. Dining room with French doors onto the garden, large lounge with feature fireplace and dual aspect windows, conservatory with access onto the rear garden.

To the first floor: landing, airing cupboard, master bedroom with dressing room and French doors onto the balcony, five piece ensuite bathroom with double jacuzzi bath, a further two double bedrooms, a single bedroom and a family bathroom with a corner bath.

UPVC double glazing, conservatory wood double glazing and combi boiler with gas heating.

To the front there is a large block paved driveway with ample parking and dual entrance, a separate hobby room with power/light which could be used as another office or gym. To the rear of the property there is a South West facing large garden with walled boundary and side gated access.

This property must be viewed to appreciate all it has to offer!

Hallway

20' 2" max x 11' 4" max 6.15m x 3.45m



- * IMPRESSIVE 4/5 BEDROOM DETACHED HOME
- * BUILT BY THE CURRENT OWNERS IN 1997
- * WOULD MAKE A PERFECT FAMILY HOME
- * OCCUPYING A LARGE PLOT
- * AMPLE DRIVEWAY PARKING
- * FREEHOLD
- * NO CHAIN



4/5 Bedroom Detached Home

Cobblestones
1a Shamrock Terrace
Deganwy
LL31 9BQ

NO CHAIN
£625,000

Reference Number: FP7890
13/11/23

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

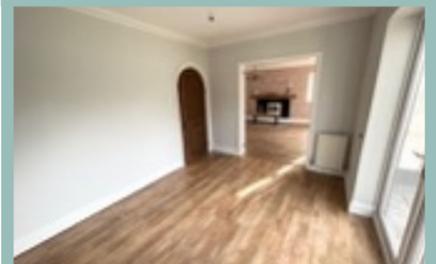
Valuation

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



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 St Georges Drive, left onto Overlea Avenue, right onto Albert Drive. Continue to the end of Albert Drive, turn right onto Marl Lane and first right onto Shamrock Terrace where the property can be found on the right.

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

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



An Impressive 4/5 Bedroom Detached Home Occupying A Large Plot In A Highly Sought After Location

Downstairs Bedroom/Sitting Room

12' x 9' 8" 3.66m x 2.94m



Downstairs Shower Room

9' 6" x 3' 2.89m x 0.91m

Office

10' 8" x 7' 2" 3.25m x 2.18m



Storage

8' 4" x 5' 11" 2.54m x 1.80m

Kitchen

13' 4" x 11' 11" 4.06m x 3.63m

Utility Room

12' 6" x 5' 1" 3.81m x 1.55m

Dining Room

12' x 9' 3" 3.66m x 2.82m



Lounge

17' 11" x 15' 1" 5.46m x 4.60m

Conservatory

13' 6" x 9' 3" 4.11m x 2.82m



Hobby Room

17' 9" x 8' 10" 5.41m x 2.69m



Landing

14' 1" x 12' 1" 4.29m x 3.68m

Master Bedroom

17' 1" x 17' 3" 5.21m x 5.26m



Dressing Room

10' 9" x 4' 7" 3.27m x 1.40m

Ensuite

10' 11" x 10' 3.32m x 3.05m



Bedroom Two

13' x 10' 11" 3.96m x 3.32m

Bedroom Three

13' x 8' 3.96m x 2.43m

Bedroom Four

8' 7" x 9' 2" max 2.61m x 2.79m

Bathroom

9' 11" x 5' 9" 3.02m x 1.75m

Storage Room

6' 10" x 5' 2.08m x 1.52m

Outside Lean To / Storage Room

25' 1" x 7' 7.65m x 2.13m

4/5 Bedroom Detached Home

Cobblestones
1a Shamrock Terrace
Deganwy
LL31 9BQ

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