



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. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

We strongly recommend that all the information which we provide about the property is referred by youself or your advisers.

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.

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.

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

www.fletcherpooole.com

DIAMOND COLLECTION
Fletcherpooole



**DELIGHTFUL PERIOD FOUR BEDROOM DETACHED HOME
IN MOST POPULAR DEGANWY LOCATION WITH CASTLE AND ESTUARY VIEWS
OFFERED FOR SALE WITH NO ONWARD CHAIN**

Description

This four-bedroom period detached home is situated in a most sought after Deganwy location with views to Conwy Castle and the Estuary and beyond! Garden fronted, with driveway, detached garage, and enclosed rear gardens, the property is offered for sale with NO CHAIN! Viewing is strongly recommended to fully appreciate the property.

The accommodation in brief comprises, the centre piece of the home is the open plan kitchen/dining and family space, with two Velux roof windows, and further windows to the front and side, plus glazed French style double doors, flooding the room with natural lighting. Concealed radiator, cork tiled flooring, breakfast bar area, original stained glass door, modern wall, and base level units with complimentary treated wooden work surfaces, tiling to splash back areas, integrated electric oven, hob and extractor, stainless steel sink, drainer, and mixer tap. The sitting room has a window to the side aspect, glazed door to the rear gardens with windows either side, radiator, carpeted flooring, feature log burner on tiled hearth and tiled inset chimney breast. The front dining room has a lovely bow style window, radiator, wooden flooring, and feature tiled fireplace. The entrance hall has a tiled floor, window to the side aspect, alcove to chimney breast, understairs storage cupboard with window and fuse box. The utility/pantry has a glazed door to the side, windows to both side and rear aspects, wall, and base level units, sink and drainer with mixer taps, space and plumbing for appliances, and tiled flooring. The inner hallway has wood flooring, and stairs to the first floor.

The first floor has an open landing with feature stained glass window to the side, hatch providing access to the loft, wooden flooring, and doors to all first floor rooms. Bedroom one has a feature bow style window to the front with views of Conwy Castle, the estuary and beyond, radiator, feature tiled fireplace, and carpeted flooring. Bedroom two has a window to the rear, radiator, wooden flooring. Bedroom three has a window to the front with views over the estuary, Conwy Castle and beyond, radiator, and carpeted flooring. Bedroom four has a window to the side, radiator, and carpeted flooring. The bathroom is fitted with what appears to be the original panel bath and taps, pedestal hand wash basin, and original tiling to splash back areas, wooden flooring, window to the side, fitted airing cupboard. The separate WC has a window to the side, and wooden flooring.

The property benefits from double glazing throughout, the majority of which is UPVC, gas central heating via a combination boiler that also provides the hot water. The front is mainly laid to lawn with mature, plant, shrub and hedge border, double gates to the tarmac driveway with space for four to five vehicles, leading to the detached garage, which has an up and over door, power and lighting. The rear garden is fully enclosed, mainly laid to lawn with patio seating area, mature plant, shrub, hedge and tree lined border.

- * PERIOD DETACHED HOME
- * FOUR BEDROOMS
- * POPULAR DEGANWY LOCATION
- * THREE/FOUR RECEPTION ROOMS
- * GARDENS TO FRONT AND REAR
- * DRIVEWAY AND GARAGE
- * NO CHAIN

4 Bedroom Detached Home

**46 Overlea Avenue
Deganwy
LL31 9TD**

£430,000

REDUCED FROM £460,000
Reference Number: FP8307
28/3/2025

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
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.

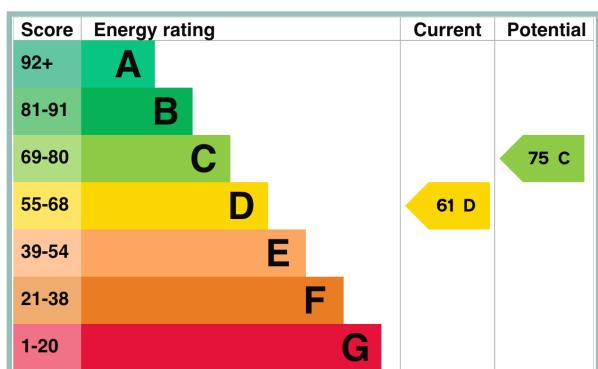
Directions

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. Take the first right, bear right onto St George's Drive, follow this road, take a left onto Overlea Avenue where number 46 can be found on the right at the far end.

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

Tenure: Freehold

Energy Efficiency Rating: D



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Kitchen/Dining/Family Room

23' 7" x 15' 6" 7.19m x 4.72m



Sitting Room

15' x 11' 11" 4.57m x 3.63m



Dining Room

16' 11" x 13' 5.15m x 3.96m



Entrance Hall

9' 4" x 8' 3" 2.84m x 2.51m

Utility/Pantry

9' 2" x 8' 3" 2.79m x 2.51m

Bedroom One

17' x 13' 1" 5.18m x 3.99m



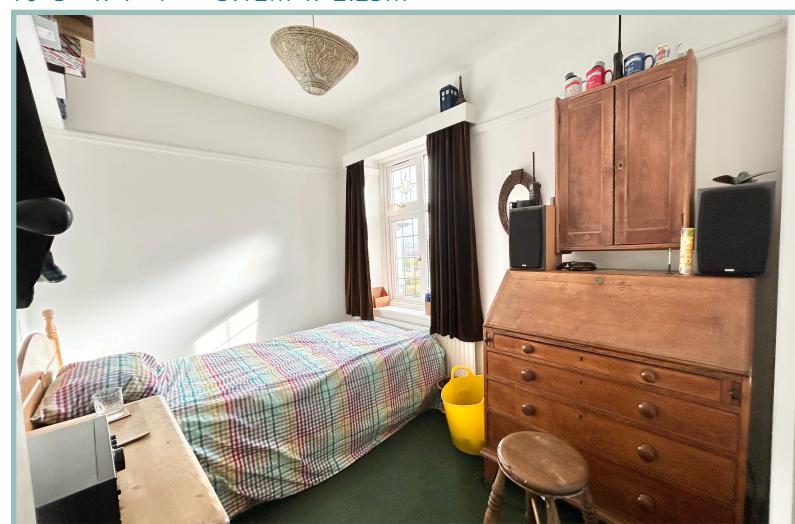
Bedroom Two

13' 2" x 9' 11" 4.01m x 3.02m



Bedroom Three

10' 3" x 7' 4" 3.12m x 2.23m



Bedroom Four

9' 11" x 7' 8" 3.02m x 2.33m



Bathroom

8' 9" x 7' 1" 2.66m x 2.16m



4 Bedroom Detached Home

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