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 no warranty can be given as to their condition.

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 varified by yourself or your advisers.

We will also confact us before viewing the property. If there is any point of perticular importance to you we will be pleased to provide additional information or to make further enduines. We will also confirm that the property remains available. This is particularly important if you are confemplating traveling some distance to view the property.

#### www.fletcherpoole.com









## A UNIQUE SEMI DETACHED HOME WITH STUNNING VIEWS AND GENEROUS OUTDOOR SPACE

### Description

Situated in a highly sought-after location near Deganwy Beach, this exceptional three double bedroom semi-detached property offers a rare blend of space, style, and scenery. Boasting bright, well-presented interiors throughout, the home is perfect for those seeking comfort, convenience, and coastal charm.

The main reception room opens onto a spacious sun terrace — the ideal spot to relax or entertain while taking in beautiful views of the Vardre and Great Orme. A large side garden and enclosed rear garden offer ample outdoor space, ideal for families, gardening enthusiasts, or simply enjoying the outdoors in privacy.

Additional features include private off-road parking via a driveway and carport, and the benefit of no onward chain, making for a smooth and straightforward purchase.

With easy access to the A55 and just moments from Deganwy Beach, this home is perfectly positioned for coastal living with excellent transport links.

Don't miss this rare opportunity to secure a truly unique home in one of the area's most desirable locations.

- ✓ UNIQUE SEMI-DETACHED HOME
- ✓ THREE DOUBLE BEDROOMS
- ✓ LARGE SIDE GARDEN & ENCLOSED REAR GARDEN
- ✓ SPACIOUS SUN TERRACE OFF MAIN RECEPTION
- ✓ VARDRE AND ORME VIEWS
- ✓ CAR PARKING
- ✓ BRIGHT AND WELL-PRESENTED INTERIORS
- √ NO CHAIN

## Living/Dining Room

32' 11" x 14' 11" 10.03m x 4.54m





#### Kitchen

11' 2" x 7' 3.40m x 2.13m



# Galleried Mezzanine

18' 9" x 4' 3" 5.72m x 1.29m

## **Entrance Hallway**

18' 2" x 5' 6" 5.54m x 1.67m

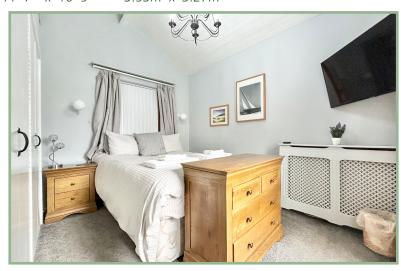
## Bedroom One

15' 1" x 8' 10" 4.60m x 2.69m



#### Bedroom Two

11' 7" x 10' 9" 3.53m x 3.27m



#### Bedroom Three

12' 2" x 9' 4" 3.71m x 2.84m

# Bathroom

7′ 6″ x 6′ 2.28m x 1.82m

## Cloakroom

6′ 11″ x 3′ 2.11m x 0.91m

Storeroom

## 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 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. After a short distance take the left turn into Deganwy Beach, bear right where number 37 can be found on the left hand side.

# Council Tax Band: TBC (provided on <a href="https://www.voa.gov.uk">www.voa.gov.uk</a>) Energy Efficiency Rating: TBC

Tenure: Leasehold. Are are informed the apartment is leasehold on a 999 year lease from 1974, there is a ground rent of £12.50 per annum and a maintenance charge of £2,700 per annum to include external repainting, maintenance of the communal gardens and grounds and buildings insurance, however if you are using the apartment as a holiday let you do have to take out your own buildings insurance.

3 Bedroom Semi Detached Home

37 Deganwy Beach Deganwy LL31 9YR

NO CHAIN OFFERS IN THE REGION OF £299,000

Reference Number: FP8482 13/10/2025

> 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









