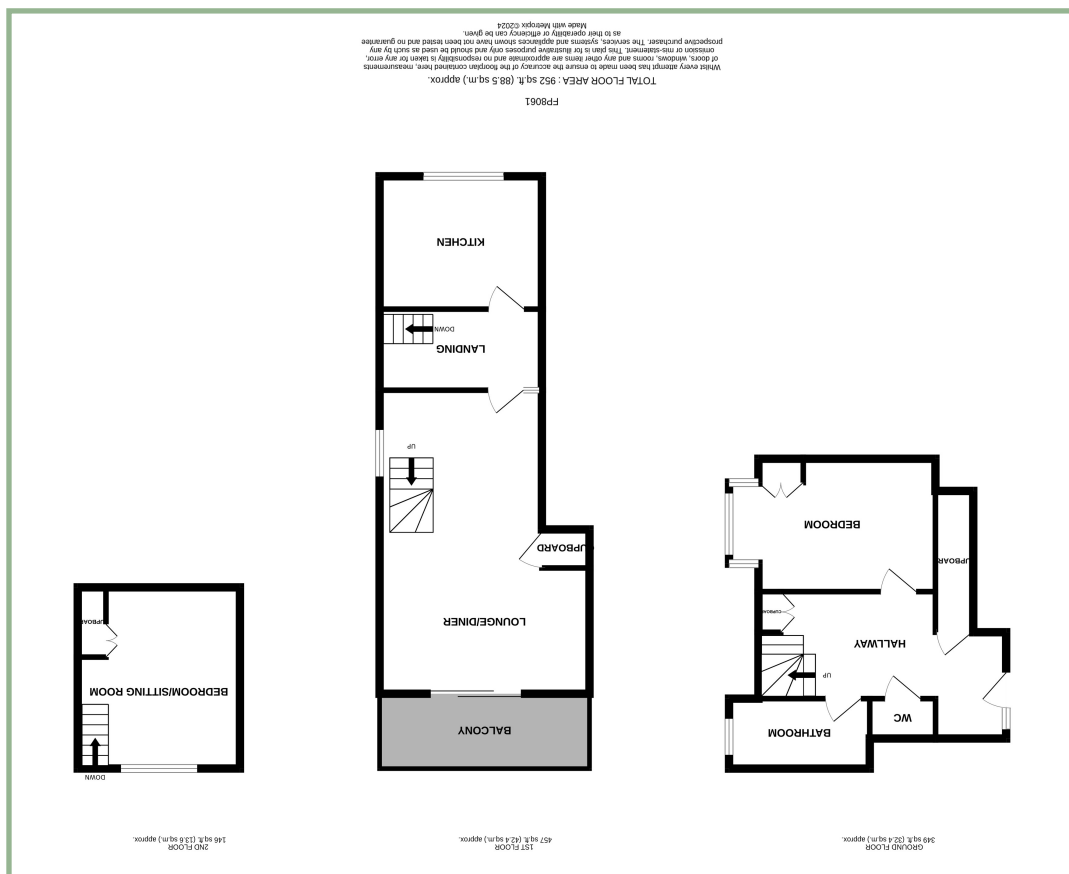




Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	67 D	
69-80	C		73 C
81-91	B		
92+	A		



One / Two Bedroom Maisonette Enjoying Far Reaching Views

Description

A light and spacious one/two bedroom maisonette with accommodation laid over three floors, enjoying views over the sea, mountains and the Great Orme.

The accommodation comprises: Stairs leading up to apartments 16 & 17. Personal door to apartment 16: Hallway, good size understair cupboard, W.C, Kitchen with gas hob and double oven and space for a fridge/freezer, open plan lounge/diner with store cupboard and sliding doors onto the balcony.

Double aspect master bedroom, and bathroom. There is an open tread staircase from the lounge/diner up to the sitting room/ bedroom two which enjoys far reaching views.

UPVC double glazing and gas fired combination boiler.

To the outside there is one allocated parking space and communal garden areas.

- ✓ ONE/TWO BEDROOM MAISONETTE
- ✓ LIGHT AND SPACIOUS ACCOMMODATION LAID OVER THREE FLOORS
- ✓ ENJOYS VIEWS OVER THE SEA, MOUNTAINS AND THE GREAT ORME
- ✓ BALCONY OFF THE LOUNGE/DINER
- ✓ ONE ALLOCATED PARKING SPACE
- ✓ LEASEHOLD
- ✓ NO CHAIN

Hall

17' 6" Max x 7' 7" Max 5.34m x 2.31m

W.C.

4' 8" x 2' 10" 1.42m x 0.86m

Cupboard

10' 9" x 2' 7" 3.27m x 0.78m

Bedroom One

13' 8" x 9' 4" 4.16m x 2.84m



Bathroom

9' 9" x 4' 11" 2.97m x 1.50m



Landing (Including Stairs)

5' 7" x 11' 4" 1.70m x 3.45m

Kitchen

11' 4" x 9' 3" 3.45m x 2.83m

Lounge / Diner

21' 05" x 14' 10" 6.53m x 4.52m



Bedroom Two / Sitting Room

12' 9" x 11' 4" 3.88m x 3.45m



Agent Notes: The property is leasehold on a 999 year lease from 1974 with a £30 Per annum ground rent and a maintenance fee of £2,100 Per annum.

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 left where number 16 can be found on the right hand side.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Efficiency Rating: D

One / Two Bedroom Maisonette

16 Deganwy Beach
Deganwy
Conwy
LL31 9YR

£199,500
REDUCED FROM £215,000

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

