



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



A MOST SPACIOUS FOUR DOUBLE BEDROOM THREE RECEPTION ROOM AND FOUR BATHROOM PROPERTY SITUATED IN A SOUGHT AFTER AND EVER POPULAR AND CONVENIENT LOCATION ON THE BORDER OF LLANDUDNO, LLANRHOS, AND DEGANWY

Description

An opportunity to purchase a most spacious four-bedroom period detached home in one of Llandudno's most sought-after locations. Situated on a corner plot with three reception rooms, along with four bathrooms, this is a true family home, and we strongly recommend viewing to fully appreciate all the property has to offer!

The accommodation in brief comprises, porch with glazed front door, tiled flooring, seating area, and glazed door into the entrance hallway which can only be described as grand! Turn case stairway to the first floor, original oak flooring, radiator, feature spindles and banister opening to the staircase. The living room is a most spacious room with bay style window to the front and further window to the side, original solid oak floor, radiator, feature fireplace and opening with steps leading to the sitting room, which has a window to the side, carpet floor, radiator, and door to the study, which has a window to the side, radiator, carpet floor, doors lead to the ground floor bathroom and to the hallway. The dining room has a bay style window to the front and feature rounded window to the side, original solid oak floor, feature fireplace, and radiator. The breakfast-kitchen has a window to the side, vinyl flooring, radiator, glazed door to the hall and utility rooms, fitted wall and base country kitchen style units, with complimentary work tops and tiled splash back areas, sink, drainer, and mixer tap, space and plumbing for kitchen appliances, fitted breakfast bar dining. The utility/laundry room has space, plumbing and ventilation for laundry facilities, work tops, open cupboards ideal for pantry and storage or secondary fridge and freezers. The ground floor bathroom is fitted with a shower enclosure, pedestal wash hand basin and low-level WC, a large shower enclosure, wet room style with fully tiled floor and walls, window to rear, and heated towel rail.

The first-floor landing is open to the staircase with feature spindles and banister, space for seating, carpet floor, radiator, and office area off the main stairwell with large window and space for desk etc. Bedroom one has a bay style window to the front, carpet floor, radiator and door leading to the en-suite, which is fitted with corner shower, bath, pedestal wash hand basin, and low-level WC. Fully tiled walls and floor and window to the front. Bedroom two is another spacious bedroom with bay style window to the front, carpet floor, and radiator. Bedroom three has a window to the rear with most scenic views of the Great Orme and distant sea views of North and West Shores, carpet floor, radiator, and door to the ensuite, which is fitted with a shower cubicle, pedestal wash hand basin, W.C, fully tiled wall and floor, vinyl floor, window to the side. Bedroom four is the fourth double bedroom with window to the side, carpet floor, radiator, and recessed area ideal for wardrobes or desk. The bathroom is fitted with an accessible shower enclosure, pedestal wash hand basin, and low-level WC, vinyl non slip flooring and window to the side.

Externally the property has a garage with window, rear door and up and over door to the front, with lighting and electrics. A driveway provides off road parking for three vehicles. Gardens to the front, side and rear are fully enclosed, with hedge, fenced and walled boundaries, an array of slate/stone areas, shrub, and flower beds, and paved seating areas complete the external aspects of the property.

- * PERIOD DETACHED HOME
- * FOUR DOUBLE BEDROOMS
- * FOUR BATHROOMS
- * THREE RECEPTION ROOMS
- * DRIVEWAY
- * GARAGE
- * GARDENS
- * SOUGHT AFTER LOCATION
- * SCENIC VIEWS



4 Bedroom Detached Home

Kincora
143 Deganwy Road
Llandudno
LL30 1NE

£745,000

Reference Number: FP8386
6/6/2025

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

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Proceed along this road passing the Deganwy Quay on the left-hand side. Continue past the shops and take the right-hand fork onto Deganwy Road Kincora can be found on the left on the corner of Deganwy Road and Bryn Gosol Road.

Council Tax Band: G (provided on www.voa.gov.uk)
Tenure: Freehold
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		



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Porch

Entrance Hallway

14' 2" x 12' 6" 4.31m x 3.81m

Living Room

18' 5" x 12' 6" 5.62m x 3.81m

Sitting Room

12' 8" x 10' 9" 3.86m x 3.27m

Dining Room

16' 6" x 12' 6" 5.03m x 3.81m

Study

12' 4" x 10' 3" 3.76m x 3.12m

Breakfast Room/Kitchen

12' 2" x 9' 10" 3.71m x 3m

Ground Floor Bathroom

10' 3" x 5' 9" 3.12m x 1.75m

Utility Room

9' 10" x 8' 6" 3m x 2.59m

Garage

Landing

13' 6" x 12' 6" 4.11m x 3.81m

Office Area Off Landing

Bedroom One

18' 6" x 12' 6" 5.64m x 3.81m

Ensuite

7' 9" x 6' 7" 2.36m x 2m

Bedroom Two

16' 4" x 12' 6" 4.98m x 3.81m

Bedroom Three

12' 5" x 10' 2" 3.78m x 3.10m

Ensuite

8' 9" x 3' 8" 2.66m x 1.11m

Bedroom Four

14' 10" x 10' 10" 4.52m x 3.30m

Bathroom

10' 2" x 7' 1" 3.10m x 2.16m



4 Bedroom Detached Home

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