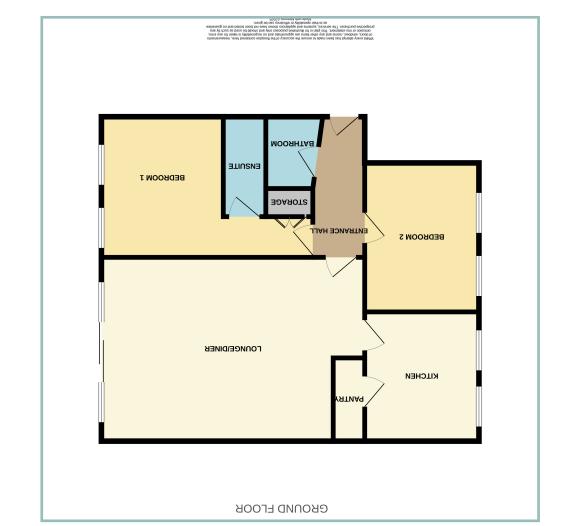




www.fletcherpoole.com

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

the property remains available. This is particularly important if you are contemplating traveling some distance to view the property. 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 We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



A BEAUTIFULLY PRESENTED TWO BEDROOMS EXECUTIVE APARTMENT WITH STUNNING MARINA SIDE VIEWS REACHING OVER TO CONWY CASTLE AND ESTUARY

Description

VIDEO TOUR AVAILABLE 48 Deganwy Quay is an exceptional executive style apartment situated in the prestigious Deganwy Quay.

The bright and spacious accommodation briefly affords, communal entrance hall, large open plan lounge/diner enjoying stunning marina side views, kitchen with pantry, two double bedrooms, bathroom and en-suite in master room with ample storage.

Benefiting from, UPVC double glazing, mains gas fired central heating, allocated parking, garage and stunning views.

The property externally to the rear further benefits from a communal lawn area, accessible from the rear patio sun terrace which leads smoothly into the lounge diner. Close proximity to all local amenities, shops, schools and transport links.

The marina also has the Quay hotel which enjoys a bar and restaurant along with reduced rates for the gym for residents of the marina.

Viewing highly recommended, no onward chain.



- * BEAUTIFULLY PRESENTED TWO BEDROOM EXECUTIVE APARTMENT
- * SITUATED IN SOUGHT AFTER MARINA SETTING
- * STUNNING MARINA SIDE VIEWS REACHING OVER TO CONWY CASTLE AND ESTUARY
- * CLOSE PROXIMITY TO ALL LOCAL AMENITIES, SHOPS AND TRANSPORT LINKS
- * VIEWING HIGHLY RECOMMENDED
- * GARAGE AND ALLOCATED PARKING
- * LEASEHOLD TENURE
- * NO-ONWARD CHAIN





48 Deganwy Quay Deganwy LL31 9DQ

£420,000

REDUCED FROM £430,000 Reference Number: FP8333 22/4/2025

Fletcher & Poole,
3 Lancaster Square
Copyny 1132 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:

email:conwy@fletcherpoole.com web: <u>www.fletcherpoole.com</u>









Location

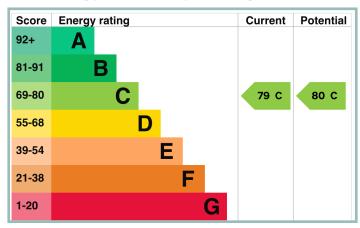
Close to the centre of Deganwy and Deganwy beach. It is conveniently situated between historic Conwy and Llandudno with its Victorian facades and wide range of shops, schools, theatre, train station, promenade and pier. Deganwy is well served by road and rail links to the west towards Bangor, the Llyn Peninsula and Anglesey, to the east towards Chester, and to the south along the Conwy Valley and to Snowdonia National Park.

Directions

From our Conwy office follow the one-way system out of Conwy across the bridge. At the roundabout take the first exit and follow the road towards Deganwy and Llandudno, proceed along this road, at the first mini roundabout take the second exit on to Glen Y Mor Road, continue along this road towards Deganwy, turn left at the train level crossing proceed to the mini round about, left again and proceed for approximately for two hundred yards and the property can be viewed on your right.

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

Energy Efficiency Rating: C











A BEAUTIFULLY PRESENTED TWO BEDROOMS EXECUTIVE APARTMENT WITH STUNNING MARINA SIDE VIEWS REACHING OVER TO CONWY CASTLE AND ESTUARY

<u>Dining Room/Lounge</u> 21' 7" x 15' 1" 6.58m x 4.60m





Kitchen 10' 7" x 9' 4" 3.22m x 2.84m



Pantry 6' 8" x 2' 7" 2.03m x 0.78m



Bedroom One With Ensuite 11' 7" x 10' 2" 3.53m x 3.10m



Bedroom Two 12' 2" x 9' 1" 3.71m x 2.77m



Bathroom 6' 2" x 5' 6" 1.87m x 1.67m



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