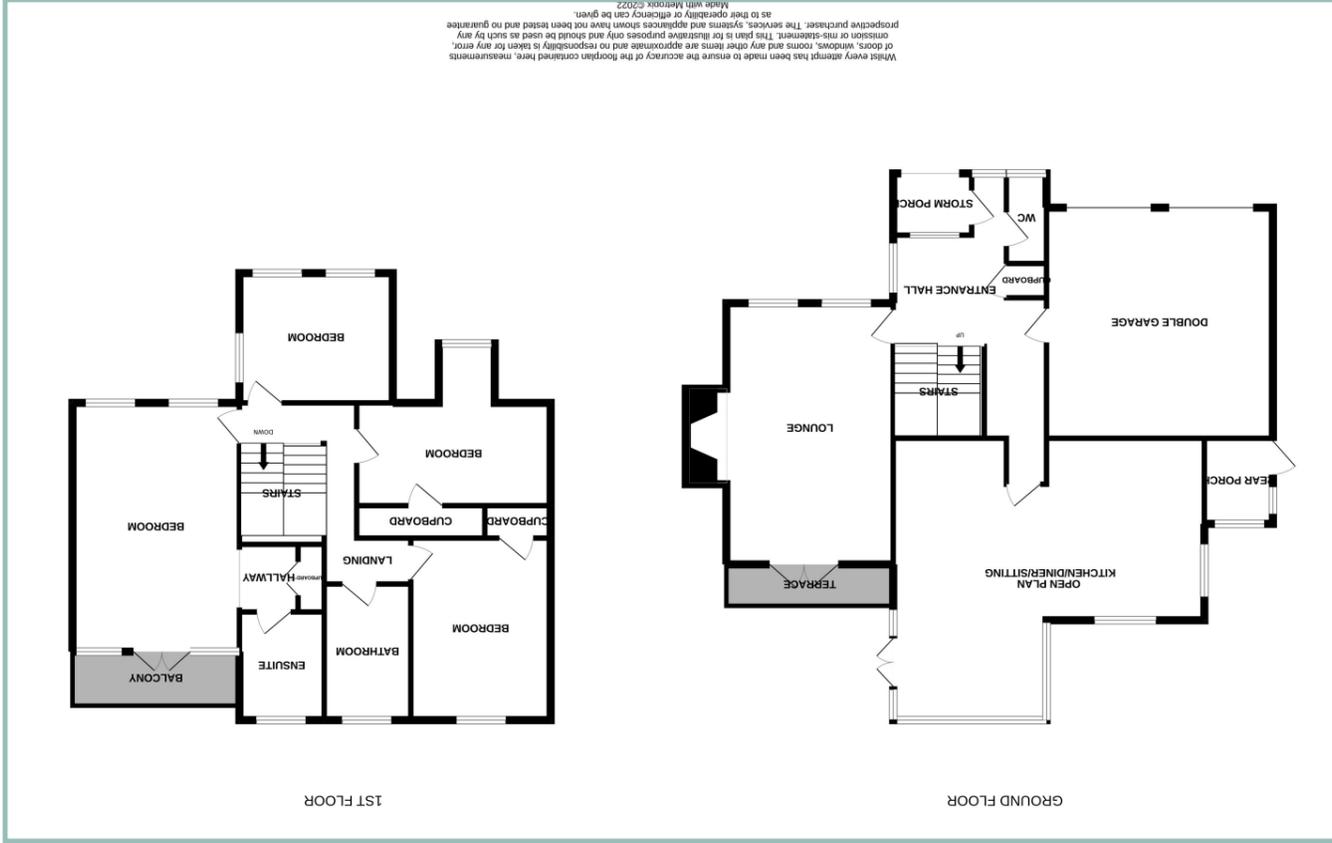
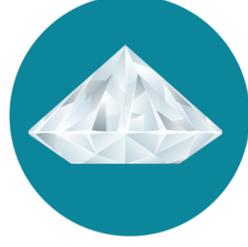


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

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**Fletcher & Poole**  
DIAMOND COLLECTION



# Stunning Four Bedroom Detached Home

## Description

A stunning and immaculately presented four bedroom detached home built circa 2000, situated in a small cul-de-sac location, enjoying superb views towards the mountains and the countryside.

The property is situated in a popular and convenient location, for easy access to Deganwy Village, Llandudno, the beach and the A55.

The current owners have reconfigured part of the ground floor layout to create an impressive and modern large open plan kitchen/diner/sitting area with floor to ceiling windows, integrated appliances, wine cooler and kettle tap.

The beautiful accommodation comprises: Lovely reception hallway, cloakroom, double aspect lounge with exposed brick feature fireplace and French doors leading out onto the garden, internal door leading to a double garage with power, light and space and plumbing for washing machine and dryer. Open plan kitchen/diner/sitting area with french doors out onto the garden and a rear porch. To the first floor: Good size landing with airing cupboard, large master bedroom with built in furniture, french doors leading onto a balcony and a four piece en-suite bathroom. A further three double bedrooms all with built in storage cupboards and a four piece family bathroom. UPVC double glazing and gas fired central heating.

Outside to the front of the property is a driveway with ample off road parking and leading to a double garage. To the rear there is a lovely south/west facing garden with decked area, a bar area, a good size garden laid to lawn with wooden gazebo and an abundance of mature trees, shrubs, plants and bushes, side gated access.

- \* **STUNNING FOUR BEDROOM DETACHED HOME**
- \* **ENJOYS SUPERB MOUNTAIN & COUNTRYSIDE VIEWS**
- \* **LOCATED IN A SMALL CUL-DE-SAC**
- \* **SITUATED IN A POPULAR & CONVENIENT LOCATION**

## Hallway

22' 2" max x 11' 4" 6.76m x 3.45m



## Cloakroom

6' 7" x 2' 11" 2.00m x 0.88m

## Double Garage

17' 4" x 16' 10" 5.28m x 5.13m

4 Bedroom  
Detached House

4 COED Y BWLCH  
DEGANWY  
CONWY  
LL31 9YF

**£549,950**

REDUCED FROM £600,000

Reference Number: FP7526

Fletcher & Poole,  
3 Lancaster Square,  
Conwy LL32 8HT

Registered Company  
Number 4687367

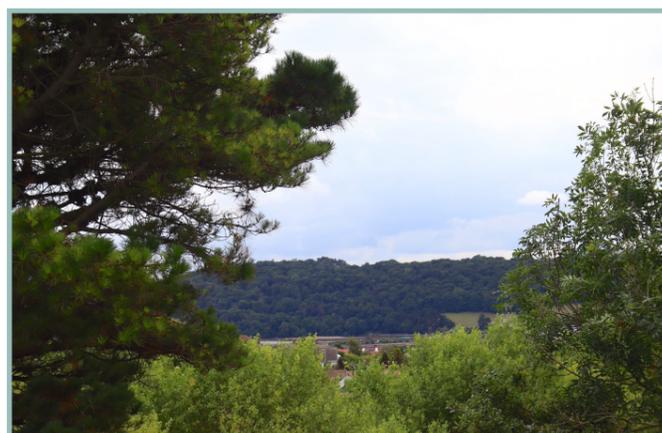
## Valuation

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://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 Conwy cross over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along Glan y Mor Road, bear right onto Pentwyn Road, pass the Coop, continue along this road and turn left sign posted 'High Pastures' and into Coed y Bwlch.

Council Tax Band: G (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Stunning Four Bedroom Detached Home

## Lounge

18' 5" x 15' 1" 5.62m x 4.60m

## Open Plan Kitchen/Diner/Sitting Room

23' 5" max x 23' 9" max 7.14m x 7.24m



## Rear Porch

6' 3" x 5' 2" 1.90m x 1.57m

## Master Bedroom

18' 5" x 17' 5.62m x 5.18m



## Master En-Suite Bathroom

8' 1" x 6' 4" 2.46m x 1.93m

## Bedroom Two

14' 3" x 12' 1" 4.34m x 3.68m



## Bedroom Three

13' 4" x 10' 1" 4.06m x 3.07m



## Bedroom Four

10' 9" x 11' 4" 3.27m x 3.45m



## Family Bathroom

10' x 6' 3" 3.05m x 1.90m



## Landing

4' 5" x 9' 9" 1.34m x 2.97m



## 4 Bedroom Detached House

4 COED Y BWLCH  
DEGANWY  
CONWY  
LL31 9YF

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