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# AN ELEGANT DETACHED FAMILY HOME IN SOUGHT AFTER GANNOCK PARK, DEGANWY

## Description

Situated in the highly desirable and prestigious Gannock Park area of Deganwy, The Gables is a superb detached Victorian-style home with Arts and Crafts features dating back to the 1920s. Set within a peaceful and exclusive residential location, the property is just a short stroll from Deganwy village, where you'll find a delightful mix of shops, cafés, restaurants, and the renowned Deganwy Quay Hotel & Spa. Scenic walks over The Vardre and along the beachside coastal path to Llandudno are also within easy reach.

Lovingly owned by the same family for the past 36 years, this charming home sits on a generous plot with beautifully maintained gardens to both the front and rear, as well as a private driveway and double garage positioned at the back of the property.

From the front of the home, enjoy far-reaching views of the Carneddau mountains, while the rear offers serene outlooks over The Vardre. Despite having been thoughtfully extended, the property retains a wealth of original character features including stripped pine internal doors, decorative coving, and picture rails.

A timber gate opens into a spacious front garden, with well-established planting flanking a central path that leads to a sheltered seating area, the front door, and a welcoming entrance porch.

Inside, the accommodation comprises:

- Entrance hall
- Lounge with bay window and gas fire
- Double-aspect dining room accessed via double doors from the hall
- Inner hallway
- Sitting room with multi-fuel burner
- Spacious kitchen/breakfast room with walk-in pantry and space for a range cooker, fridge/freezer, dishwasher, and washing machine
- Rear hallway, WC, and a large utility/store room

Upstairs offers:

- A generous landing
- Three double bedrooms, each with vanity units/sinks
- Three further bedrooms (including one currently split into two – easily reverted if desired)
- Family bathroom with four-piece suite
- Separate shower room
- Loft access via pull-down ladder to a large, converted attic with Velux window

The property benefits from uPVC double glazing and a gas-fired Baxi combination boiler.

Outside, the gardens are well-kept and mainly laid to lawn, with mature shrubs, trees, and a rear patio seating area perfect for relaxing. Pathways to either side of the property lead to the rear garden, driveway, and a double garage equipped with power, lighting, and an electric door.

- \* ATTRACTIVE DETACHED VICTORIAN FAMILY HOME
- \* SITUATED ON A HIGHLY DESIRABLE & SOUGHT AFTER LOCATION
- \* ENJOYS VIEWS OVER THE MOUNTAINS & THE VARDRE
- \* WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE, BEACH, COASTAL PATH & WALKS OVER THE VARDRE
- \* OCCUPIES WELL TENDED & LANDSCAPED GARDENS
- \* GARAGE & DRIVEWAY TO REAR



5/6 Bedroom Detached House

THE GABLES  
GANNOCK PARK  
DEGANWY  
CONWY  
LL31 9PZ

£750,000

Reference Number: FP7638

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 our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Continue along this road proceeding through Deganwy village. Take the right turn into Gannock Road and follow the road bearing right into Gannock Park, at the road junction turn right where The Gables can be found on the right.

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

Energy Efficiency Rating: D

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





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Porch
6' 11" x 5' 2"    2.11m x 1.57m
Hall
10' 2" x 6' 1"    3.10m x 1.85m
Lounge
16' 7" into bay x 14' 1"    5.05m x 4.29m
Dining Room
11' 3" x 11'    3.43m x 3.35m
Sitting Room
16' 10" into bay x 12' 11"    5.13m x 3.94m
Kitchen/Breakfast Room
18' 7" x 10' 11" x 13' 10"    5.67m x 3.32m x 4.21m
Pantry
9' 3" x 4' 5"    2.82m x 1.34m
Rear Porch
4' 10" x 3' 2"    1.47m x 0.96m
Cloakroom
4' 3" x 4' 5"    1.29m x 1.34m
Utility Room
11' 8" x 9' 9"    3.55m x 2.97m
Landing
18' 6" x 7'    5.64m x 2.13m
Bedroom One
13' 10" x 12' 10"    4.21m x 3.91m
Bedroom Two
14' 8" x 12' 1"    4.47m x 3.68m
Bedroom Three
11' 11" x 11' 6"    3.63m x 3.50m
Bedroom Four
13' 7" x 6' 10"    4.14m x 2.08m
Bedroom Five
10' 6" x 7'    3.20m x 2.13m
Bedroom Six
10' 10' x 6' 5"    3.30m x 1.95m
Bathroom
9' 3" x 10' 3"    2.82m x 3.12m
Shower Room
10' 4" x 4' 2"    3.15m x 1.27m
Loft
31' x 11' 7"    9.44m x 3.53m
Garage
20' 9" x 15' 11"    6.33m x 4.85m    Electric door, power and light.



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