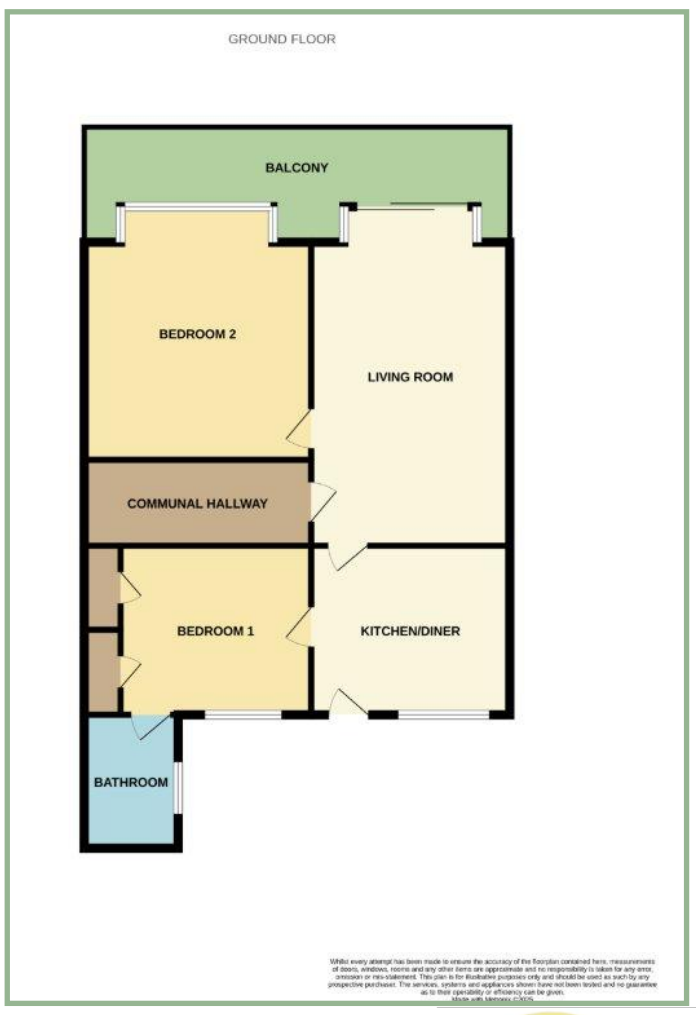
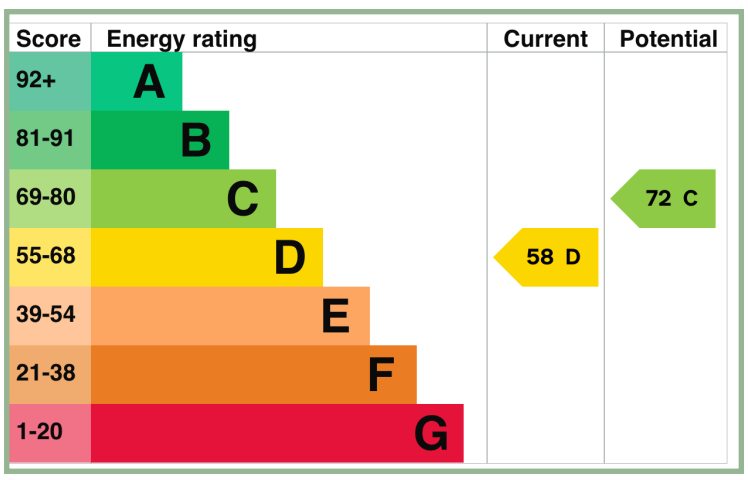



Fletcher&Poole

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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 SPACIOUS, WELL POSITIONED TWO DOUBLE BEDROOM APARTMENT WITH ESTUARY VIEWS PLUS DETACHED DUPLEX GARAGE, GARDENS AND NO CHAIN

## Description

This two double bedroom first floor apartment is situated in a most sought-after location and offers stunning views of the Estuary and beyond! The property has the bonus of a balcony to the front, terrace to the rear, plus hidden private garden, and detached duplex garage. The property is offered with NO CHAIN and would benefit internal updating.

The accommodation in brief comprises, communal entrance hallway with glazed front door, meter cupboards, carpeted staircase with banister. Entering the property in the living room which is most spacious and has a bay style window to the front with glazed sliding doors to the balcony area with views over the Estuary, Conwy Castle, and beyond. Wooden flooring, radiator, and feature fireplace. The kitchen/diner has a window and glazed door to the rear terrace area. Fitted with wall and base units, work tops, tiled splash backs, sink, drainer, and mixer taps, space and plumbing for kitchen and laundry appliances, and dining furniture, tile effect vinyl flooring, and radiator. Bedroom one is a spacious room with two fitted cupboards, wooden flooring, radiator, and window to the rear. The bathroom is accessed via bedroom one and is fitted with a tiled shower enclosure, pedestal wash hand basin, and low-level WC, tiled splash back areas, vinyl flooring, radiator, and window to the side. Bedroom two has carpeted flooring, radiator, and bay style window to the front with views of the Estuary and beyond.

Externally the property has a balcony to the front with stunning and scenic views of the Conwy Estuary, castle, Bodlondeb, Mountains, sea and of course the gorgeous sunsets. To the rear there is an enclosed terrace area leading to a private and enclosed garden with lawn, shrub, hedge, and tree borders, fenced and gated boundaries. There is also a detached duplex garage with small parking area outside, the top floor having space for one vehicle or storage, access was not obtained to the lower level.

- ✓ TWO BEDROOM APARTMENT
- ✓ ESTUARY VIEWS
- ✓ DETACHED DUPLEX GARAGE
- ✓ PRIVATE GARDENS
- ✓ BALCONY
- ✓ NO CHAIN

## Living Room

20′ 3″ x 12′ 8″ 6.17m x 3.86m



## Kitchen/Diner

12′ 8″ x 10′ 10″ 3.86m x 3.30m



## Bedroom One

12′ 2″ x 10′ 10″ 3.71m x 3.30m



## Bedroom Two

14′ x 13′ 9″ 4.26m x 4.19m



## Shower Room

8′ 5″ x 6′ 2.56m x 1.82m



## 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, and just a short walk along the estuary to Conwy town.

## 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. At the traffic lights continue into the village where the property is located after a short distance on the right.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: D
Tenure: Freehold.
Agent Notes. Flat is freehold. The garage is leasehold on a 999 year lease from December 1983 at a peppercorn rent.

2 Bedroom Apartment

**67 Station Road**
**Deganwy**
**LL31 9DF**

**NO CHAIN**
**OFFERS IN THE REGION OF**

# £185,000

**Reference Number: FP8414**
**3/7/2025**

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
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com









