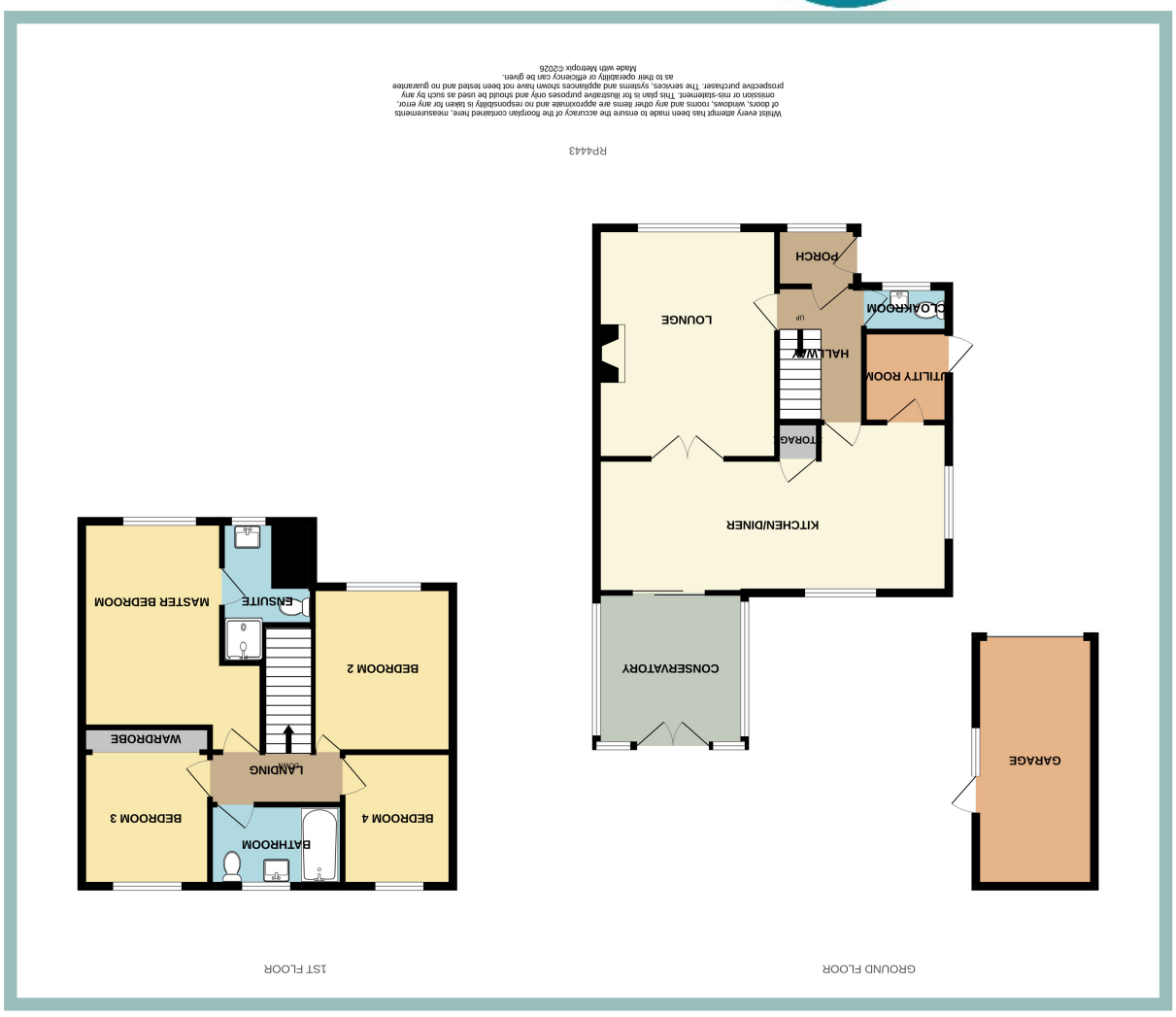
www.fletcherpoole.com

We endeavour 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 travelling some distance to view the property.



28 Bryn Gannock
Deganwy
Conwy
LL31 9UG



FOUR BEDROOM DETACHED FAMILY HOUSE. SITUATED IN A HIGHLY DESIRABLE, QUIET CUL-DE-SAC WITH FAR-REACHING SEA VIEWS TOWARDS CONWY MOUNTAIN

Description

"Bryn Gannock" is a quiet cul-de-sac of detached executive houses & bungalows in a highly desirable residential area of Deganwy. Built by Macbryde Homes (c1986) offering stylish & modern living inside and out.

Close to the pretty coastal village with it's local shops, cafes, restaurants, beach, golf courses & train station. In a slightly elevated position with far-reaching sea views over Conwy mountain and towards Anglesey.
Surrounded by lovely walks with "The Vadre" at the rear and the coastal path which links Conwy & Llandudno.

The exterior offers a small lawned garden at the front with ample off-road parking on the driveway and access into the detached garage.

At the rear there is a tiered garden with a fabulous paved terrace at the top with glass balconies which makes a wonderful space for outside dining & entertaining and has glimpses of the sea views.
Another paved terrace with flower beds, plants & shrubs is on the level outside the conservatory.

The interior accommodation comprises of:- Entrance porch, hallway with cloakroom, lounge with large picture window, log burner and double-doors into the open-plan lounge/kitchen/diner which runs the width of the house at the rear. Sliding doors lead into the conservatory. A utility room with space & plumbing for laundry appliances and access door onto the driveway at the side completes the ground floor.

Stairs in the hallway lead up to the four double bedrooms. The master bedroom has an en-suite shower room with a round window circling the sea view. There is also a family bathroom.

Both bedrooms to the front aspect enjoy those fabulous far-reaching sea views.

The house benefits from gas central heating & UPVC double-glazed windows and doors.

Early viewing is highly recommended to appreciate this executive family house with it's desirable location & far-reaching views.

- ✓ FOUR BEDROOM DETACHED EXECUTIVE FAMILY HOUSE
- ✓ SITUATED IN A QUIET, HIGHLY DESIRABLE CUL-DE-SAC
- ✓ CLOSE TO THE LOCAL SHOPS, CAFES, RESTAURANTS, BEACH, GOLF COURSES & TRAIN STATION
- ✓ AMPLE OFF-ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ ENCLOSED REAR, TIERED GARDEN WITH A FABULOUS RAISED TERRACE FOR AL FRESCO DINING & ENTERTAINING
- ✓ FREEHOLD









4 Bedroom Detached House

28 Bryn Gannock
Deganwy
Conwy
LL31 9UG

£559,000

Reference Number: RP4443
19/10/2026

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

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 549178
email: rhos@fletcherpoole.com
web: www.fletcherpoole.com











Porch
1.60m x 1.21m (5′ 3″ x 4′)

Hallway
2.81m x 1.98m (9′ 3″ x 6′ 6″)

Lounge
4.82m x 3.77m (15′ 10″ x 12′ 4″)

Lounge/Kitchen/Diner
7.96m x 3.52m (26′ 1″ x 11′ 7″)

Utility Room
2.15m x 1.63m (7′ 1″ x 5′ 4″)

Conservatory
3.17m x 3.10m (10′ 5″ x 10′ 2″)

Garage
5.21m x 2.49m (17′ 1″ x 8′ 2″)

Bedroom One
4.27m x 3.80m (14′ x 12′ 6″)

Ensuite
3.27m x 1.89m (10′ 9″ x 6′ 3″)

Bedroom Two
3.47m x 2.93m (11′ 5″ x 9′ 7″)

Bedroom Three
2.72m x 2.66m (9′ x 8′ 9″)

Bedroom Four
2.71m x 2.30m (8′ 11″ x 7′ 7″)

Bathroom
2.80m x 1.68m (9′ 2″ x 5′ 6″)



4 Bedroom Detached House

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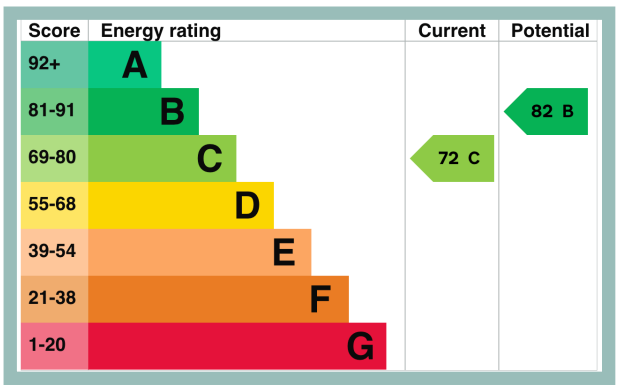
Location

Deganwy is a popular seaside town with a variety of local shops and schools and is on a bus route and main railway line. Deganwy sits between the seaside resort of Llandudno and is within easy access of the A55 dual carriageway.

Directions

Turn right onto Rhos promenade, turn right onto Rhos Road (B5116), turn right onto Llandudno Road (B5115), slight left towards Llanrhos Road, continue onto Gloddaeth Lane, at the roundabout continue straight onto Clogfryn Lane, turn right onto Conway Road (B5115), at the roundabout take the 1st exit onto Bryn Lupus Road, continue onto Deganwy Road (A546), turn left onto Hawes Drive, turn right onto Llys Helig, turn left onto Bryn Gannock.

Council Tax Band: F
Tenure: Freehold
Energy Performance Rating Band: C











4 Bedroom Detached House

28 Bryn Gannock
Deganwy
Conwy
LL31 9UG

£559,000

Reference Number: RP4443
19/10/2026

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