

27 Deganwy Beach

Conwy LL31 9YR

£215,000

Nestled in the picturesque village of Deganwy, this charming maisonette offers a delightful blend of comfort and stunning sea and mountain views, perfect for those seeking a tranquil retreat by the sea.

Council Tax: D - EPC: D - Tenure: Leashold





A spacious, well-presented two bedroom Maisonette offering versatile accommodation arranged over two floors, with a delightful open plan living area and a balcony boasting stunning views towards the sea and surrounding mountains.

One of the standout features of this property is the balcony where you can relax and take in the sea, mountain views and beautiful sunsets.
Further benefits include uPVC double glazing, gas central heating and an allocated parking space.

VIEWING HIGHLY RECOMMENDED

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade. Chester 45 miles, Manchester airport 75 miles.



The main entrance opens onto the lower leveL, which comprises a bedroom and bathroom.
A staircase leads to the first floor, where you will find a bright and spacious open plan living, dining and kitchen area ideal for modern living and entertaining.
This level also benefits from a second bedroom, cloakroom and useful utility room.



Accommodation

Bedroom 1
14'9" x 10'9" (4.51 x 3.28)

Bathroom
6'5" x 5'5" (1.98 x 1.67)

First Floor Landing

Open Plan Lounge
15'1" x 23'4" (4.61 x 7.13)

Balcony
14'11" x 5'3" (4.55 x 1.62)

Kitchen
7'3" x 10'11" (2.22 x 3.34)

Bedroom 2
14'11" x 11'7" (4.55 x 3.54)

Utility Room
5'9" x 3'3" (1.77 x 1.00)

Cloakroom
2'11" x 5'5" (0.90 x 1.67)

Services
Mains water, electrics, gas and drainage connected to the property.

Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com

Tenure
We believe the property is Leasehold Length of Term 999 years from 24 June 1974. Ground Rent £30 p.a
Annual Maintenance/Service Charge = £3,074

Council Tax Band:
Conwy County Borough Council tax band D

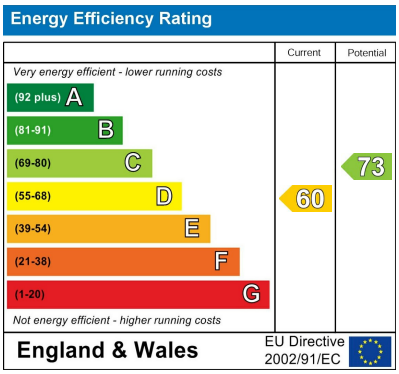
Directions
From our Conwy office proceed towards Deganwy, follow the road passing Deganwy Marna and the shops, continue towards Llandudno and turn left into Deganwy Beach follow the road down to the left and number 27 will be viewed on your left hand side with steps leading up to the first floor front door.

Proof of Identity:
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.









These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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