



2 Stamford Street

Deganwy LL31 9UE

£215,000

A spacious, beautifully presented semi-detached 2-bedroom house in convenient village location within easy access of local amenities.

VIEWING HIGHLY RECOMMENDED

Improved and refurbished, semi-detached house with rear enclosed garden, central heating, newly fitted kitchen and bathroom, uPVC double glazing.

Affording integral entrance porch, lounge, rear sitting and dining room, kitchen, small internal lobby and stairs leading to first floor landing, bedroom 1, bedroom 2, bathroom. Enclosed rear garden and small forecourt garden to front.

Located in a popular residential area within walking distance of shops, train station, Deganwy Quay and the sea shore.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



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 Accommodation Affords
(approximate measurements only):

Integral Front Entrance:
Composite double glazed door. Doorway leading to:

Lounge:
13'8" x 11'1" (4.17m x 3.39m)
Radiation; uPVC double glazed window to front;
laminated timber effect floor; electric meters; wall
light; TV point.

Inner Lobby:
Staircase leading off to first floor level.

Sitting/Dining Room:
12'7" x 12'11" (3.84m x 3.94m)
Understairs storage cupboard; radiator; telephone
point; uPVC double glazed window to rear.



Kitchen:

14'6" x 6'2" (4.42m x 1.89m)

Newly fitted base and wall units with complementary worktops; gas cooker point, stainless steel extractor above. Single drainer sink; plumbing for automatic washing machine; radiator; wall tiling; uPVC double glazed door and window to rear.

FIRST FLOOR

Landing:

Bedroom No 1:

11'3" x 13'10" (3.43m x 4.24m)

uPVC double glazed window overlooking front; laminated timber effect floor; built-in wardrobe with sliding doors.

Bedroom No 2:

12'11" x 7'2" (3.94m x 2.19m)

Radiator; uPVC double glazed window overlooking rear of property.

Bathroom:

9'6" x 5'5" (2.91m x 1.66m)

Panel bath with shower above, pedestal wash hand basin and low level WC; radiator; shaver point; built-in cupboard housing Valiant central heating boiler.

Outside:

The property has small forecourt garden area to front. Rear passageway leading to enclosed rear garden and outside seating area, high level fencing providing privacy.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Council Tax Band:

Conwy County Borough Council tax band 'C'.

Directions:

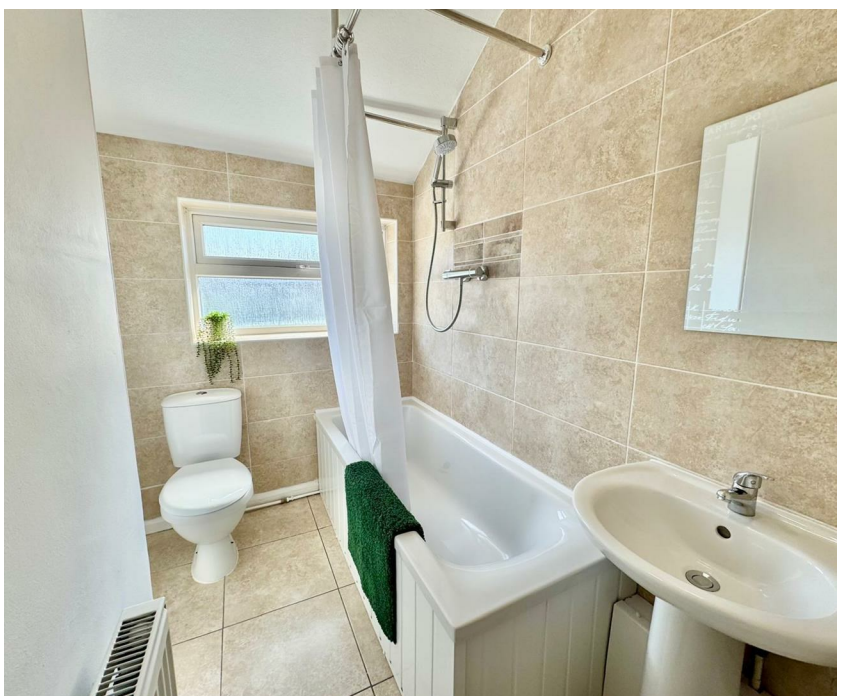
From the agents office over the bridge to the roundabout, take the first turning left and continue past the second roundabout towards Deganwy, take the fork in the road up towards Llandudno i.e. Maggie Murphys Hill, take left turning into Ty Mawr Road and continue half way along Ty Mawr Road, turn right into Stamford Street and the property will be viewed on the right hand side.


Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Floorplan To Follow

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 or 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 opinion must be treated as given on the same basis as these particulars.

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