



## 5 Gannock Mews

Deganwy LL31 9QH

£315,000

A beautifully presented three-bedroom modern townhouse situated in a small, private development on the outskirts of the popular coastal village of Deganwy.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC: C - Council Tax: F

This stylish and well-maintained home offers spacious and versatile accommodation arranged over three floors, ideal for modern family living or those seeking a low-maintenance coastal retreat. The property enjoys a quiet and tucked-away position, yet remains within easy reach of Deganwy village amenities, the promenade, train station, A55 Expressway, and scenic seafront walks.

Accommodation briefly comprises: reception hall, cloakroom/WC, modern dining kitchen to the front, and a bright and welcoming lounge to the rear with French doors opening onto the garden. The first floor offers two good-sized bedrooms and a family bathroom, whilst the top floor features a large principal bedroom with en-suite shower room, walk in wardrobe and dormer-style windows providing a lovely sense of space and natural light.

The property benefits from uPVC double glazing and gas central heating throughout. There is private parking directly in front of the property along with additional visitor spaces. To the rear is a well-maintained, enclosed garden with lawn, decking, and storage shed, perfect for outdoor dining and entertaining.



Tel: 01492 555500

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



## Location

Located in a prime residential setting within walking distance of the village centre, seafront promenade, Deganwy Marina, and rail links, The property lies within easy reach of the nearby towns of Conwy and Llandudno, offering a wide range of amenities, restaurants, and leisure facilities.

The Accommodation Affords:  
(Approximate measurements only)

Double glazed front door leading to:

### Reception Hall

Cloak hanging hooks, engineered oak flooring, balustrade staircase leading off to first floor level, radiator, large understairs storage cupboard with shelving.

### Cloakroom

Low level w.c. corner pedestal wash handbasin, electric meters, double glazed window overlooking front, engineered oak flooring.



## Dining Kitchen

15'5" x 8'4" (4.72m x 2.56m)

Walk-in uPVC double glazed bay window overlooking front, dining area overlooking front with radiator, tiled floor.

Kitchen: fitted range of base and wall units with complimentary worktops, split level oven and grill, plumbing for automatic washing machine, four ring ceramic induction hob with stainless steel canopy extractor hood above, single drainer sink, integrated dishwasher, space for fridge/freezer, built in cupboard housing Valiant central heating boiler.



## Lounge

15'4" x 9'4" (4.69m x 2.87m)

uPVC double glazed window and French doors leading onto rear patio area and garden, TV point, radiator.

## First Floor Landing

with further balustrade staircase leading off to second floor level, built-in laundry cupboard housing dryer with shelving above.

## Bedroom 1

12'6" x 15'4" maximum (3.82m x 4.68m maximum)

Two uPVC double glazed windows overlooking rear of property enjoying open aspect, two radiators.

## Bedroom 2

8'7" x 12'7" (2.63m x 3.84m)

uPVC double glazed window overlooking front of property, radiator.

## Bathroom

6'4" x 5'9" (1.95m x 1.77m)

Three piece suite comprising; panelled bath with electric shower above, shower screen, vanity wash basin, concealed cistern w.c. radiator, wall tiling, uPVC double glazed window, extractor fan.



## Second Floor

Small landing leading to Bedroom 3 (main bedroom).

## Bedroom 3 (Principal Bedroom)

12'2" x 12'0" (3.71m x 3.67m)

Two radiators, uPVC double glazed window and Velux window to front elevation.

## En-Suite Shower

8'11" x 6'3" (2.72m x 1.93m)

Corner shower enclosure, vanity wash basin, concealed cistern w.c. medicine cabinet, radiator, Velux double glazed window.

## Walk-In Wardrobe

6'1" x 4'11" (1.86m x 1.5m)

Range of shelving and hanging space.



## Outside

The property benefits from two parking spaces to front of property and additional visitor parking within the mews development. Brick paved and tarmacadam driveway, shrubs and plants, covered archway leading to rear of property, enclosed garden with timber fencing and gate, flagged patio area and grassed garden. Large steel store shed with concreted hardstanding and shrub borders.

## Services

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

## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

## Proof Of Funds

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.

## Council Tax Band:

Conwy County Borough Council tax band F

## Directions

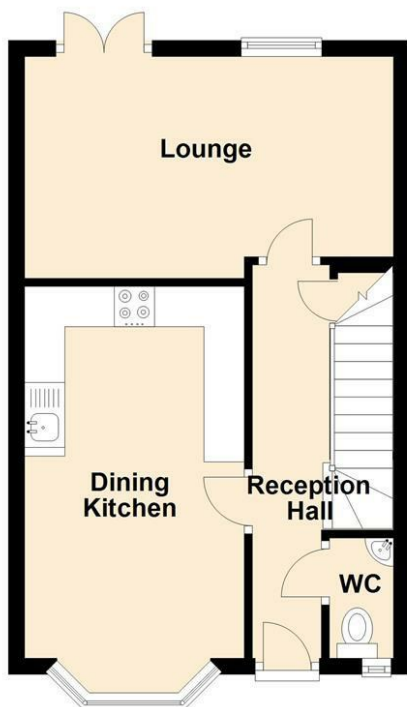
Proceed through the village of Deganwy towards Llandudno, pass the parade of shops on the right hand side, take a first right into York Road and continue to where the road turns sharply to the right, bare left between 2 houses (blue and cream houses), to the driveway leading down to Gannock Mews and the property will be viewed immediately in front.



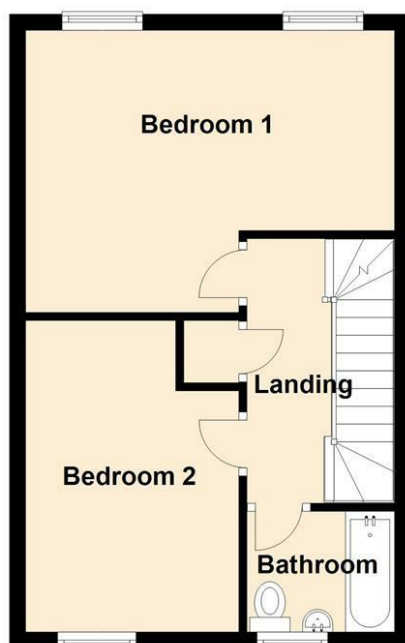


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 78                         | 83                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

**Ground Floor**



**First Floor**



**Second Floor**



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

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