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30 Park Drive, Deganwy, Conwy, LL31 9YB



£245,000

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY SIZED HOME, SITUATED CLOSE TO THE PRIMARY SCHOOL, CO-OP MINI MARKET AND CASTLE VIEW PUBLIC HOUSE/RESTAURANT.

The accommodation briefly comprises: porch; hall; through lounge with patio door to the rear garden; kitchen/dining room; rear porch and two piece cloakroom; first floor landing; three bedrooms and a three piece bathroom. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows. Outside - gardens to the front and rear; driveway for off road parking.

VIEWING HIGHLY RECOMMENDED

The accommodation comprises:

Upvc double glazed front door to:

#### PORCH

Tiled floor, upvc double glazed windows, inner upvc double glazed door to:

#### ENTRANCE HALL

Radiator.

DOUBLE ASPECT LOUNGE 16'3" x 10'3" (4.97m x 3.13m)



Built-in cupboards and shelves to the alcoves, coved ceiling, radiator, upvc double glazed window to front and upvc double glazed sliding door to rear garden.



OPEN PLAN KITCHEN/DINING ROOM 16'2" x 9'6" (4.95m x 2.91m)



#### DINING AREA



Coved ceiling, radiator, laminate wood effect floor, upvc double glazed window.

Arch top to:

#### KITCHEN AREA



Fitted range of oak effect fronted base, wall and drawer glass fronted units with round edged worktops incorporating 1 ½ bowl sink unit and mixer tap, integrated double electric oven and four ring electric hob and cook hood over, plumbing for automatic washing machine, wall tiling, upvc double glazed window.

Opening to:



## REAR PORCH/UTILITY AREA



Cupboards and shelving, tiled floor, upvc double glazed door to rear garden.

## 2 PIECE CLOAKROOM

In white with 'Ideal Logic' combination central heating and hot water boiler.

A staircase from the Entrance Hall leads to:

## FIRST FLOOR LANDING

**BEDROOM 1** 15'9" x 8'11" maximum (4.81m x 2.74m maximum)



Two upvc double glazed windows, coved ceiling, double radiator, views to Conwy Mountain Range and the top of Conwy Castle.

## VIEW FROM BEDROOM 1



**BEDROOM 2** 11'10" x 8'3" (3.63m x 2.53m)



Built-in double wardrobe with hanging rail, shelving and top cupboards, coved ceiling, double radiator, views to Conwy Mountains.

**BEDROOM 3** 11'2" x 6'11" (3.41m x 2.13m)



Coved ceiling, radiator, upvc double glazed window.



### TILED 3-PIECE BATHROOM



Re-fitted white suite comprising panel bath with mixer tap, shower attachment and side screen, vanity wash hand basin with cabinet and mixer tap, w.c., ladder style towel warmer, upvc built-in double linen cupboard with louvre doors, top cupboard, radiator, double glazed window.

### OUTSIDE

#### FRONT GARDEN



With lawns, flower beds, shrubs, double opening gates lead to:

#### DRIVEWAY

Which provides off street parking.

#### REAR GARDEN

With paved seating area, raised lawn, flower beds, shrubs, timber garden shed.



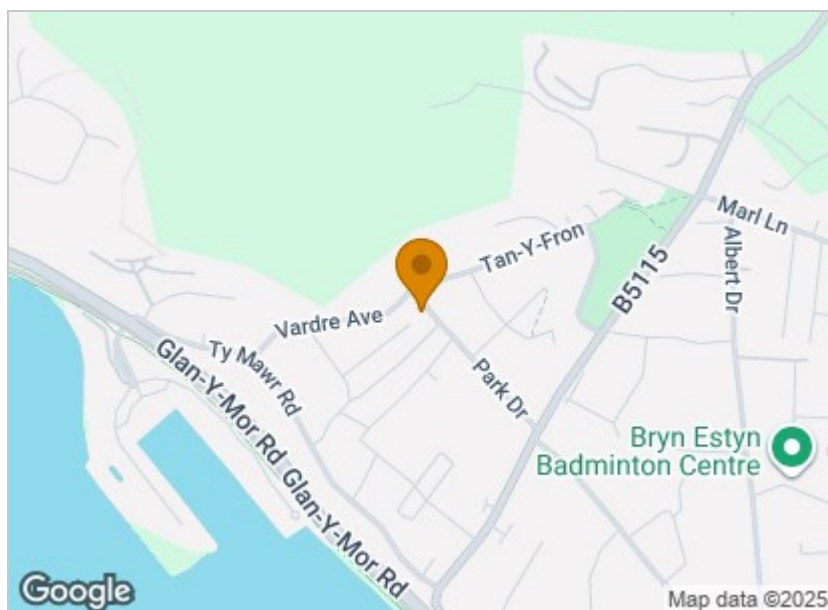
### TENURE

The property is held on a FREEHOLD tenure.

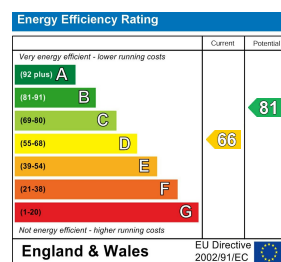
### COUNCIL TAX BAND

Is 'D' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

## Area Map



## Energy Efficiency Graph



## Directions

From the Castle View Public House/Restaurant proceed up Pentwyn Hill and immediately after Deganwy School turn left onto Park Drive, follow the road almost to its end and the property is on your right hand side. A785 26/09/25

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

