

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

12 Park Terrace, Deganwy, Conwy, LL31 9UL



No Onward Chain £147,000

 2  1  2  E

www.bdahomesales.co.uk

THIS LOVELY TWO BEDROOM END TERRACE COTTAGE IS IN NEED OF SOME UPDATING and is situated within a short walk of the Co-op mini-market, Castle View Public House/Restaurant, and a mile from the historic town of Conwy and Llandudno Junction shops including Iceland, Asda, Tesco and Lidl.

The accommodation briefly comprises:- front door to sitting room; separate dining room; kitchen; ground floor 3 piece bathroom with overbath shower. A staircase from the dining area leads to the first floor and two good sized bedrooms – there is a view from the main bedroom towards the estuary and Conwy Castle. The property features gas fired central heating and upvc double glazed windows. Outside - small front garden area and covered rear walkway.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCES

The accommodation comprises:

Front door to:

SITTING ROOM 11'11" x 11'1" (3.64m x 3.38m)



Fire surround, double radiator, upvc double glazed window.

DINING ROOM 11'4" x 10'8" (3.46m x 3.27m)



Double radiator, upvc double glazed window.

GALLEY KITCHEN 6'11" x 6'11" (2.11m x 2.11m)



Base, wall and drawer units incorporating round edge worktops, single stainless steel sink, wall tiling, upvc double glazed window, rear porch area.

GROUND FLOOR BATHROOM



3 piece suite in white with over bath shower, wall tiling, double radiator, extractor fan, upvc double glazed window.

A staircase from the Dining Room leads to:

SMALL FIRST FLOOR LANDING

BEDROOM 1 12'2" x 10'8" (3.73m x 3.26m)



Double radiator, upvc double glazed window, view to Conwy Castle and Estuary.

VIEW FROM BEDROOM 1



BEDROOM 2 10'8" x 8'7" (3.26m x 2.64m)

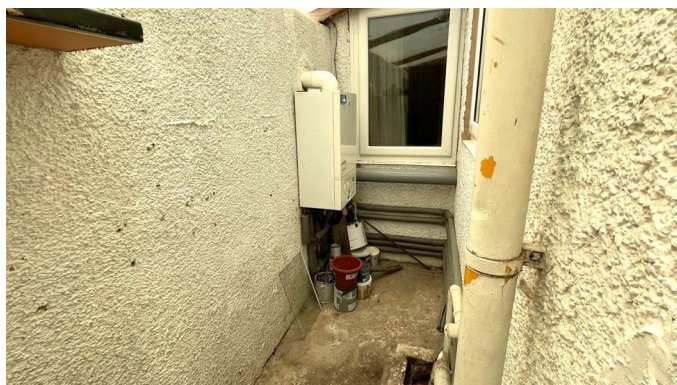


Radiator, upvc double glazed window.

OUTSIDE

SMALL FRONT AREA

ENCLOSED COVERED PASSAGEWAY



With gas fired combination central heating hot water boiler.

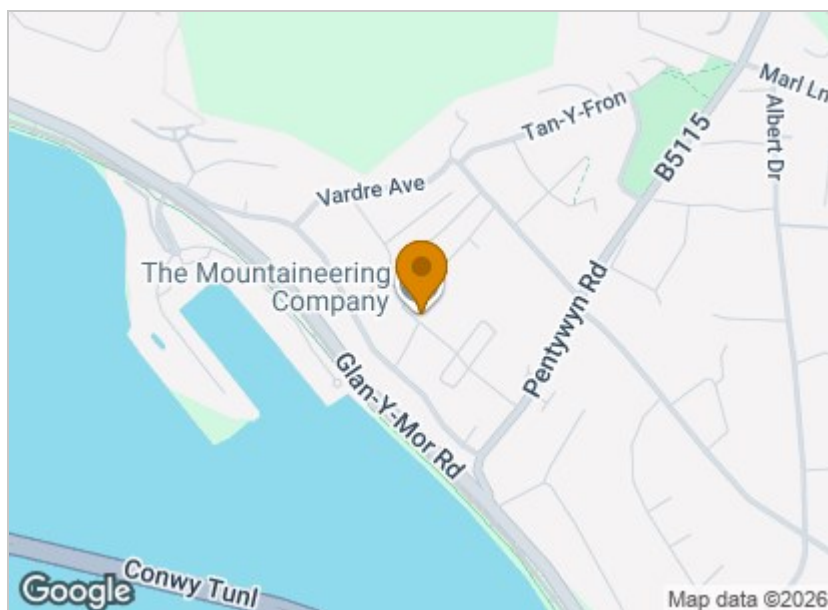
TENURE

The property is held on a FREEHOLD tenure.

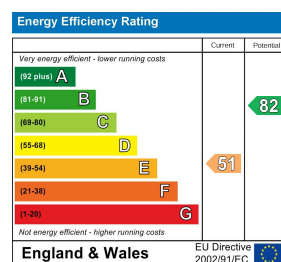
COUNCIL TAX BAND

Is 'B' obtained from www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction railway station, proceed towards Conwy and at the main roundabout take the 3rd exit for Deganwy, take the 3rd turning on your right into Pentywyn Road passing the Castle View Public House, next left onto Plas Newydd, continue along the road onto Park Terrace, the property is on your right hand side. A439 06/07/24

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

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.

