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**Woodthorpe, Marl Lane, Deganwy, Conwy, LL31 9AJ**



**£199,950**

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THIS PRETTY DETACHED COTTAGE STYLE 2 BEDROOM BUNGALOW IS IN NEED OF UPDATING, SITUATED WITHIN EASY DISTANCE OF THE NEW DEGANWY CO-OP AND THE CASTLE VIEW PUBLIC HOUSE/ RESTAURANT, APPROXIMATELY 1½ MILES OF THE HISTORIC TOWN OF CONWY AND 3 MILES OF LLANDUDNO. The accommodation briefly comprises:- porch; small hall; sitting room; kitchen/ dining room; 2 bedrooms and a 3 piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside there are gardens to the front and side laid to chippings, shrubs and trees and off road parking area.

The accommodation comprises:-

Upvc double glazed front door to:

#### PORCH

2 upvc double glazed windows, inner door way to:

#### HALL

Electric meter cupboard.

#### DUAL ASPECT LOUNGE 13'5" x 10'2" (4.11m x 3.11m)



2 wall light points, dual aspect upvc double glazed windows with display sill, fire surround, display shelf, plate rack, radiator.



#### INNER HALL

With access to roof space.

#### OPEN PLAN KITCHEN/ DINING ROOM (max overall) 18'11" x 14'3" (5.77m x 4.36m)



Fitted base, wall and drawer units with round edge work tops, inset single drainer sink unit and mixer tap, plumbing for washing machine, wall tiling, coving, pantry housing gas fired 'Baxi' combination boiler, shelving, dual aspect upvc double glazed windows and double glazed door to the garden.



#### BEDROOM 1 12'11" x 8'11" (3.96m x 2.74m)



Dual aspect upvc double glazed windows to front and side, built in double wardrobe, radiator.

### BEDROOM 2 10'4" x 10'0" (3.17m x 3.07m)



Coving, upvc double glazed window, radiator.

### 3 PIECE SHOWER ROOM



Corner shower unit with mains shower, vanity wash hand basin and mixer tap, close coupled wc, plastic cladding to wall, towel rail, radiator, coving, upvc double glazed window.

### OUTSIDE

#### FRONT AND SIDE GARDENS

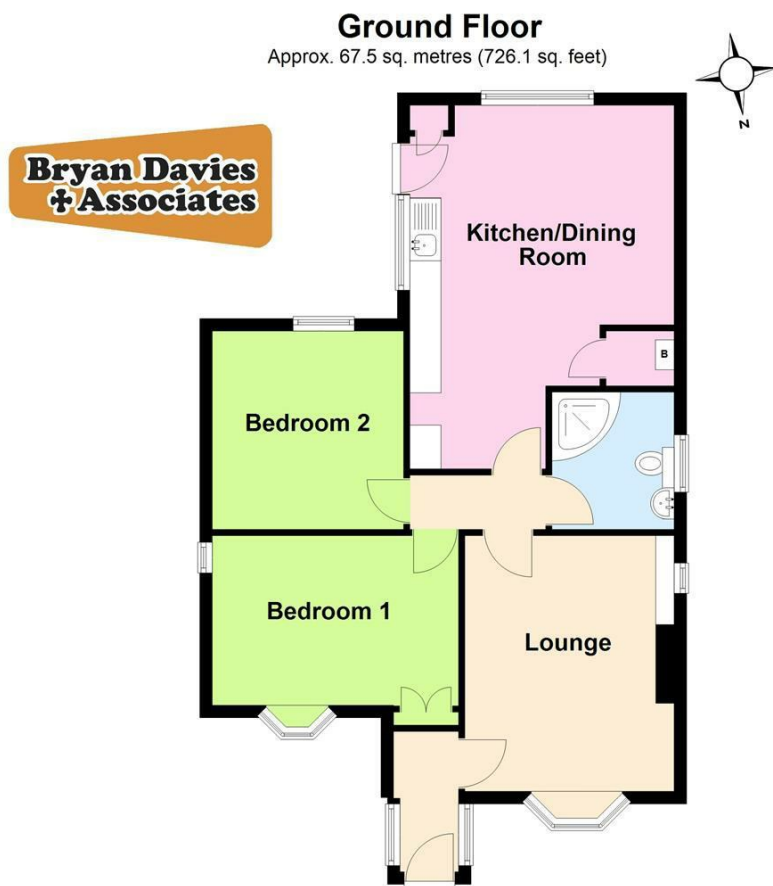
Corner plot walled garden with shrubs, trees, pavings, flower beds, decorative chippings and seating areas. Double opening gates to the side provide off street parking. Raised paved seating/ patio area, outside tap.

### TENURE

The property is held on a FREEHOLD tenure.

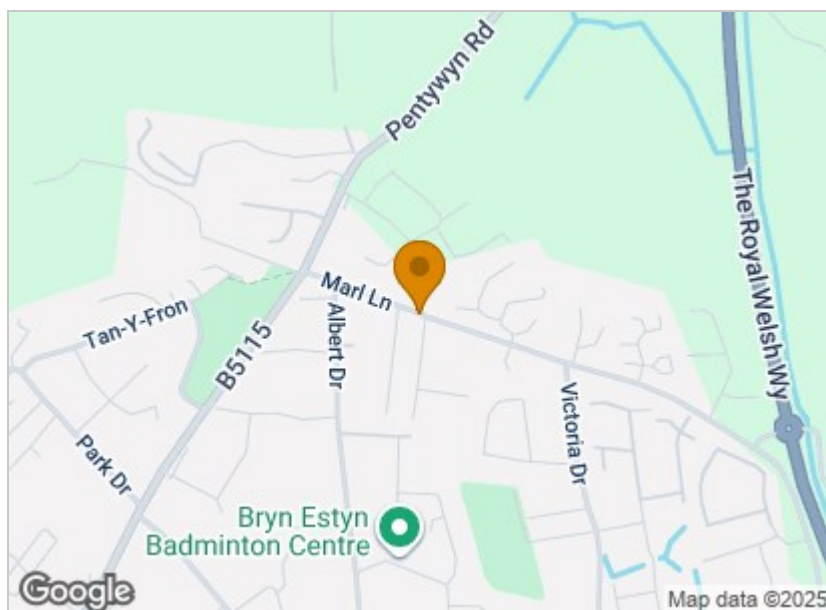
### COUNCIL TAX

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

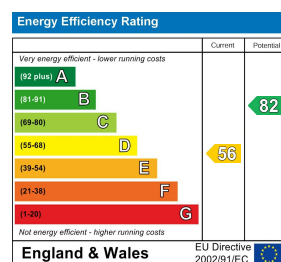


Total area: approx. 67.5 sq. metres (726.1 sq. feet)

#### Area Map



#### Energy Efficiency Graph



#### Directions

Proceed south from our Llandudno Office on the A470, at the second roundabout take the B5115 and continue south for about 2 miles and after passing High Pastures Nursing Home on your right turn left onto Marl Lane and follow the road down for 150 yards and the property can be found on the right. Ref A710 13/06/25 rev 24/06/25

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.

