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









No Onward Chain £220,000

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THIS PRETTY DETACHED COTTAGE STYLE TWO BEDROOM BUNGALOW is situated within easy distance of the Co-Op, local shops and restaurants, the Castle View public house and the main line railway station, approximately 1½ miles of the historic town of Conwy and 3 miles of Llandudno. The accommodation briefly comprises:- porch; small hall; sitting room; re-fitted kitchen/dining room; 2 bedrooms and a re-fitted 3 piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside there are landscaped gardens to the front and side laid to chippings, shrubs and trees and off road parking.

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:

PORCH
2 Upvc double glazed windows, inner door way to:

HALL
Electric meter cupboard, coving.

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, tiled 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)



Re fitted base, wall and drawer units with round edge work tops, inset single drainer sink unit and mixer tap, plumbing for washing machine, cooker and fridge/freezer, wall tiling, coving, pantry housing gas fired 'Baxi' combination boiler, shelving, radiator, 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, oriel window with deep display sill, radiator.

BEDROOM 2 10'4" x 10'0" (3.17m x 3.07m)
Coving, upvc double glazed window, radiator.

REFITTED 3 PIECE SHOWER ROOM



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

OUTSIDE

LANDSCAPED FRONT AND SIDE GARDENS





Corner plot walled gardens with shrubs, trees, pavings, flower beds, decorative chippings, seating and lawned areas,

OFF STREET PARKING

Double opening gates to the side provide off street parking. Raised paved seating/ patio area with outside tap.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX

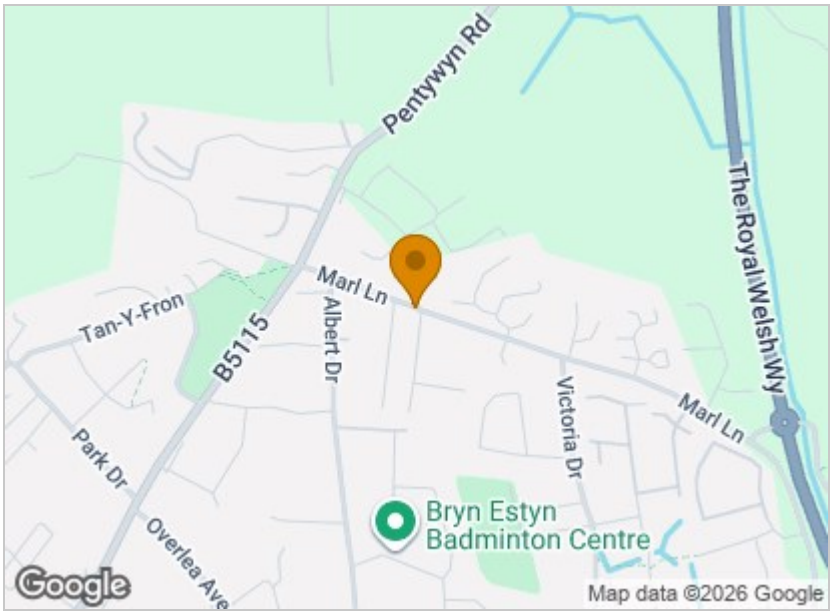
Is 'D' as obtained from www.conwy.gov.uk

Ground Floor

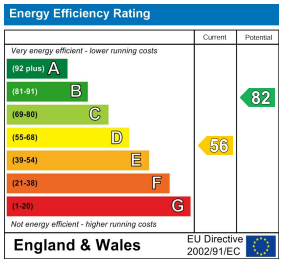
Approx. 67.5 sq. metres (726.1 sq. feet)



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 into Marl Lane, follow the road down for 150 yards and the property can be found on the right. Ref A992 05/11/26

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.

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For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.