

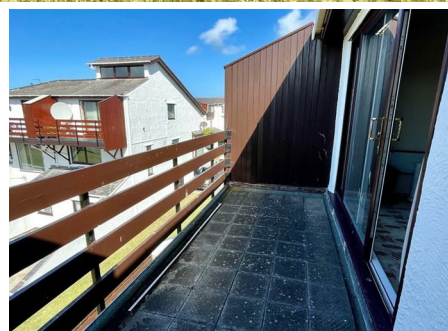
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**AUCTIONEERS  
●  
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**12 Deganwy Beach, Deganwy, Conwy, LL31 9YR**



**No Onward Chain £172,500**

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



THIS 3 BEDROOM PURPOSE BUILT MAISONETTE WAS BUILT CIRCA 1974 SITUATED WITHIN HALF A MILE OF DEGANWY SHOPS AND EASY ACCESS TO THE DEGANWY BEACH APPROXIMATELY 2 MILES OF LLANDUDNO. The accommodation briefly comprises:- external staircase to first floor; self contained door to hall; bedroom 1 with views to the Vardre; 3 piece bathroom; open tread staircase from the hall leads to top floor; open plan lounge/dining/ kitchen with upvc double glazed door to balcony with panoramic views to Conwy mountains, Anglesey and the estuary; 2 bedrooms and a separate wc. The property features partial upvc double glazed windows and electric panel heaters. Outside there are communal gardens surrounding the property and a single carport for apartment 12.

THE PROPERTY IS IN NEED OF MODERNISATION THROUGHOUT

N.B. AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCE

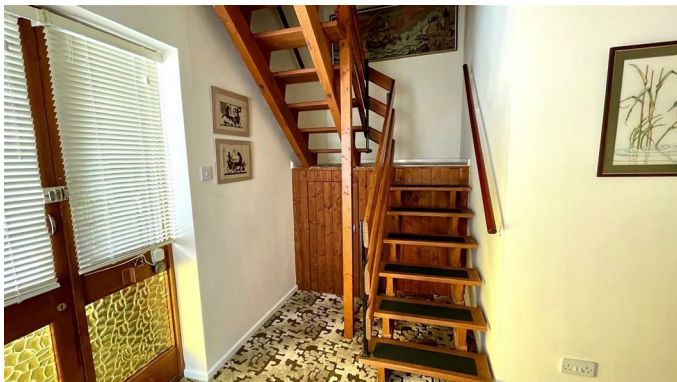
PETS ALLOWED

CAN BE SUB LET AND HOLIDAY LET

The accommodation comprises:-

EXTERNAL STAIRCASE TO THREE FLATS

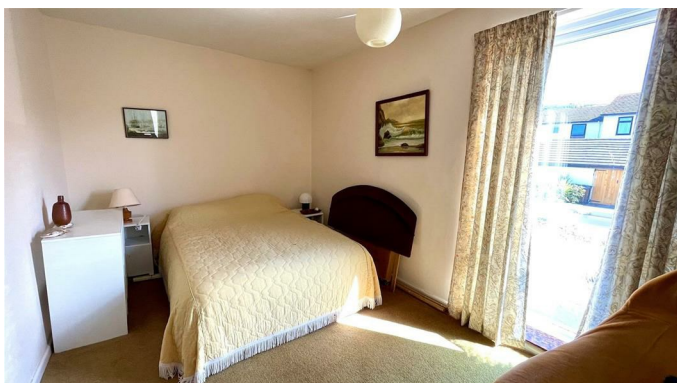
SELF CONTAINED FRONT DOOR TO NO.12



#### HALL

Built in cupboard.

BEDROOM 1 14'11" x 8'8" (4.57m x 2.65m)



Upvc double glazed windows, electric heater, built in wardrobe, views to The Vardre.

#### THREE PIECE BATHROOM



In pampas.

Staircase to FIRST FLOOR

OPEN PLAN LOUNGE/ DINER/ KITCHEN 22'6" x 15'1" overall (6.87m x 4.61m overall)



Base and drawer units, worktops, stainless steel sink, 2 electric heaters, airing cupboard with cylinder tank, upvc double glazed sliding patio door to balcony with panoramic views to Anglesey, the estuary and Conwy mountains.







BALCONY



VIEW FROM BALCONY



BEDROOM 2 11'7" x 8'8" (3.55m x 2.65m)



Upvc double glazed window, electric heater, views to The Vardre.

VIEW FROM BEDROOM



BEDROOM 3 11'6" x 5'11" (3.52m x 1.82m )



Upvc double glazed electric heater, views to The Vardre.

#### SEPARATE WC

In pampas.

#### OUTSIDE

Communal Gardens and single car carport.

#### COMMUNAL GARDENS



#### COUNCIL TAX

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

#### TENURE

The property is held on a 'LEASEHOLD' tenure with a 999 year lease from 1974 with a ground rent of £30 per annum. The maintenance charge for 2025/2024 is £2100 per annum payable every 6 months.

### First Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



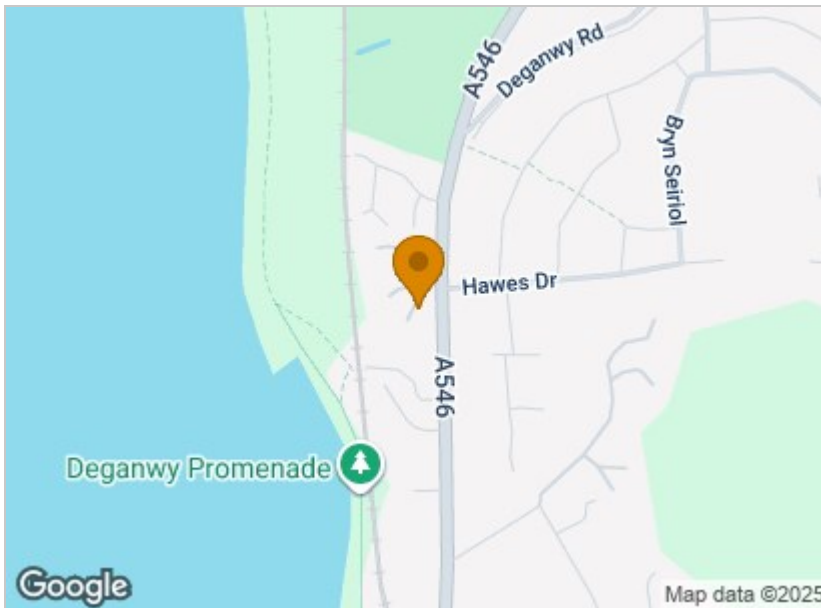
### Second Floor

Approx. 56.4 sq. metres (606.8 sq. feet)

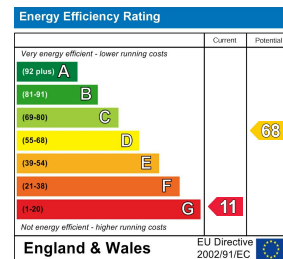


Total area: approx. 85.3 sq. metres (918.3 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From The Moorings, previously the Deganwy Castle Hotel, proceed towards Llandudno and the beach Development can be viewed approximately 700 yards on your left hand side. Turn into Deganwy Beach turn first left, follow the road round to the left hand side and the property is on the right hand side at the end of the cul de sac. Ref A545 21/08/24 Rev 02/04/25

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.

