

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

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LL28 4PS

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AUCTIONEERS
●
ESTATE AGENTS

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4 Shamrock Terrace, Deganwy, LL31 9BQ



£159,950

3 Reception - 2 Bedroom - 1 Bathroom

www.bdahomesales.co.uk

4 Shamrock Terrace, Deganwy, LL31 9BQ

THIS BEAUTIFULLY MAINTAINED MID TERRACE COTTAGE IS SURPRISINGLY SPACIOUS AND IN NEED OF INTERNAL INSPECTION situated on a Private Road and within easy access of the New Co-Op in Deganwy and The Castle View Public House/restaurant and close to the link road leading to the A55 Expressway. The accommodation briefly comprises:- front door to sitting room; separate dining room; kitchen; 3-piece wet room; first floor landing; principal bedroom with built-in wardrobes; 2nd bedroom leads to a upvc double glazed conservatory (over the kitchen). Narrow steep staircase from the landing leads to an attic room. The property features gas fired central heating and upvc double glazed windows. Outside - parking to the front, paved rear garden.

INTERNAL INSPECTION RECOMMENDED

The accommodation comprises:-

Upvc double glazed FRONT DOOR

To:-

SITTING ROOM

3.83m x 3.59m (12'7" x 11'9") Freestanding fire surround with electric fire, Oak floor, upvc double glazed window, radiator.

DINING ROOM

3.97m x 3.84m (13'0" x 12'7") Including staircase, double radiator.

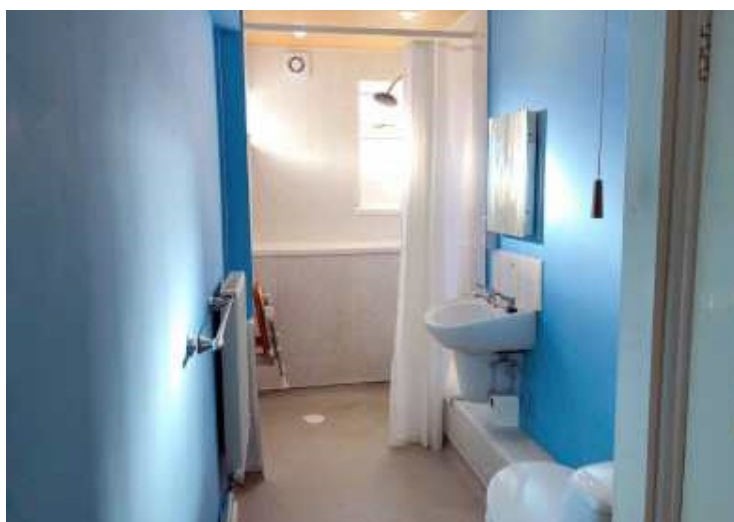


KITCHEN

2.66m x 2.29m (8'9" x 7'6") Range of base, wall and drawer units with round edge worktops incorporating 1½ bowl sink with bi-flo taps, built-in oven, 4 ring ceramic hob with cooker hood over, washing machine, fridge and freezer, 'Heatline Monza 24' gas fired central heating hot water boiler, upvc double glazed window and rear access door, radiator.

GROUND FLOOR WET ROOM

Comprising 'Galaxy Obsession' electric shower, wash hand basin and close coupled w.c, in White, upvc double glazed windows, radiator, small shelved cupboard.



A staircase from the Dining Area leads to;-

First Floor Landing

BEDROOM 1

3.85m x 3.57m (12'8" x 11'9") Including built-in mirror fronted sliding wardrobes, upvc double glazed window, radiator.



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BEDROOM 2

3.83m x 2.19m (12'7" x 7'2") Upvc double glazed window, radiator, upvc double glazed French door to:-



Outside

FRONT AREA

Brick paved for off road parking.

REAR GARDEN

With pavings and timber garden shed. Pedestrian right of way for each of the terraced cottages.

CONSERVATORY (over the kitchen)

2.73m x 2.24m (8'11" x 7'4") Upvc double glazing.



A steep staircase from the landing leads to:-

ATTIC ROOM

4.16m x 3.87m (13'8" x 12'8") Maximum. Velux double glazed skylight window, radiator.

Tenure -

FREEHOLD

COUNCIL TAX BAND

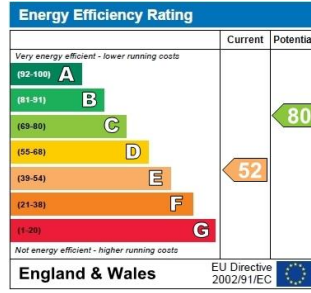
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THERE IS A VIDEO TOUR ON LINE FOR THIS PROPERTY

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DIRECTIONS:

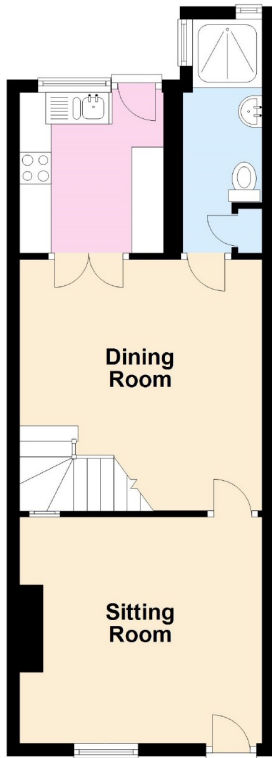
From The Castle View Public House/ Restaurant proceed up the hill heading for Llandudno, take the 2nd turning on the right onto Marl Lane then 2nd right onto Shamrock Terrace and the property can be viewed on the right hand side within 80 yards. Ref: V6462 22/02/21 Rev 23/02/21



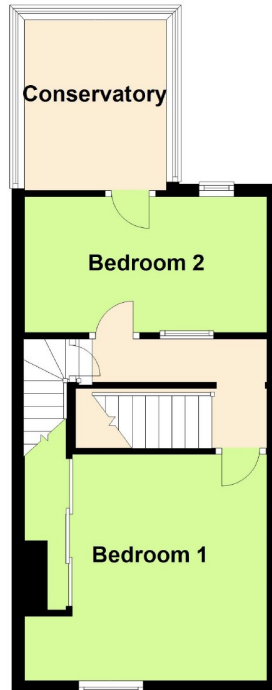
LLANDUDNO OFFICE OPENING HOURS
Monday to Friday: 8.30 a.m to 5.30 p.m.
Saturday: 9 a.m to 4.00 p.m.

Ref: 6462

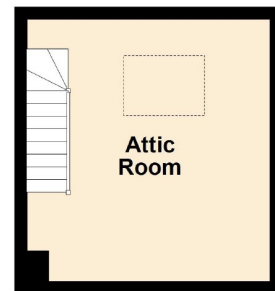
Ground Floor
Approx. 40.9 sq. metres (440.6 sq. feet)



First Floor
Approx. 35.8 sq. metres (385.2 sq. feet)



Second Floor
Approx. 15.9 sq. metres (171.5 sq. feet)



We will be pleased to arrange a viewing of this Home
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