

Anthony Flint

property consultants



Apartment 2, Deganwy Lodge, 5
Deganwy Road, Deganwy, Conwy,
LL31 9DH

Asking Price Of
£220,000

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Enjoying stunning coastal and mountain views, Deganwy Lodge is ideally located for amenities in the popular village of Deganwy benefitting from double glazing, gas fired central heating and a lift to all floors. This spacious apartment is situated on the first floor and affords communal entrance, private hallway, open plan living space with fitted kitchen with appliances and lounge/dining room with French doors leading to the rear balcony, principal bedroom with en-suite shower room, additional bedroom with built in storage and bathroom. To the outside, there is a parking space and a single car garage with storeroom at the rear.

Enjoying stunning coastal and mountain views, Deganwy Lodge is ideally located for the shops, cafes, bars and other amenities in the popular village of Deganwy and the nearby Victorian seaside resort of Llandudno. Built by Messrs Beech Homes circa 2007, the apartment benefits from double glazing throughout, gas fired central heating and a lift to all floors. This spacious apartment is situated on the first floor and in brief affords communal entrance, private hallway, open plan living space with fitted kitchen with appliances and lounge/dining room with French doors leading to the rear balcony, principal bedroom with en-suite shower room, additional bedroom with built in storage and bathroom. To the outside, there is a parking space and a single car garage with storeroom at the rear.

COMMUNAL ENTRANCE: Lift and stairway to all floors.

PRIVATE ENTRANCE: coved ceiling, storage cupboard, radiator, telephone intercom system, steps down to living area.

BEDROOM 1: 14'09" x 10'03" uPVC double glazed Oriel style window to front elevation with views of the Vardre, built-in wardrobes comprising three wardrobes and matching dressing table area, radiator, access to: **EN-SUITE:** 5'00" x 4'09" fully tiled walls and fully tiled shower enclosure, wall mounted wash hand basin with mixer tap and low flush w.c., radiator, linoleum flooring,

inset spot lighting and shaver light point, extractor fan.

BEDROOM 2: 11'06" max x 10'02" (irregular shaped) uPVC double glazed window to front elevation with views of the Vardre, radiator, built in storage cupboard with hanging rails.

BATHROOM: 6'07" x 5'06" fully tiled with three piece suite comprising P shaped panelled bath with curved shower screen, mixer tap, Redring over shower, pedestal wash hand basin with mixer tap and low flush w.c, radiator, inset spot lighting, extractor fan, ceramic tiled flooring, shaver light point. From hall:

OPEN PLAN LIVING SPACE - KITCHEN AREA: 10'10" x 9'09" fitted with a range of wall, base and drawer units with complimentary work surfaces over, inset stainless steel 1.5 bowl sink unit with mixer tap, built in stainless steel Zanussi four ring gas hob with stainless steel chimney style extractor fan over and built in Zanussi double oven, built in Electrolux washing machine and built in Electrolux slim line dish washer, built in fridge, built in freezer, breakfast bar area, tiled splash backs, ceramic tiled flooring, inset spot lighting.

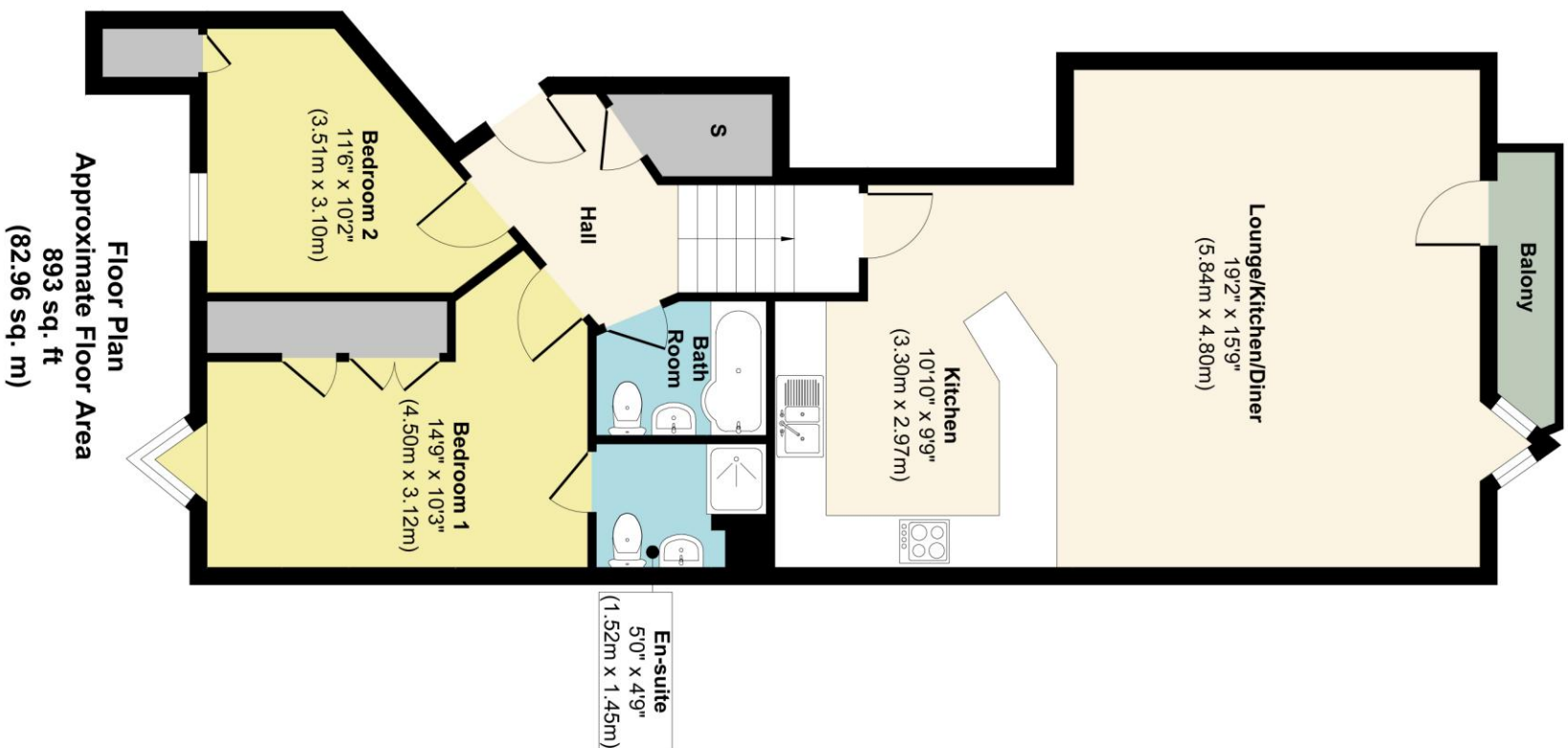
DINING/LOUNGE AREA: 19'02" x 15'09" uPVC door leading out onto decked balcony with stunning views of Conwy mountains, Puffin Island, Anglesey, Conwy Morfa and the golf course, feature Oriel style window and door with views to Conwy mountains leading out onto decked balcony, wood effect laminate flooring, two wall light points, three radiators, television aerial point.

EXTERNALLY: Parking space. **GARAGE:** single car garage with storage to rear.

We are informed by the Vendor that the property is Leasehold for a term of 999 years and was built in 2007, Ground Rent is approx. £150 per annum and Service Charge is approx. £198 per calendar month. Cannot be Holiday Let. RB 20/5/2021.



Apt 2 Deganwy Lodge



Approx. Gross Internal Floor Area 893 sq. ft / 82.96 sq. m
Not to Scale. For illustration purposes only.
Produced by Elements Property



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Leasehold. We are informed by the vendors that the Council Tax Band is Band E Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations. Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. **PROOF OF FUNDS:** a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.