

Anthony Flint

property consultants



30 Hawes Drive,
Deganwy, LL31 9BW

Offers In Excess Of
£400,000

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Imagine sitting in your living room each evening, after a long day at work, and watching the sun set over the picturesque Deganwy coastline? Or entertaining guests in a lovely back garden in the shadows of the historic Deganwy Castle? Well now you can make this dream a reality with no.30 Hawes Drive.

This two-bedroom detached bungalow presents a rare opportunity to acquire an exquisite property in one of the most highly sought after areas in the county. It is a beautifully presented property with stunning views over the Conwy Estuary and towards the Great Orme. You are set up towards the top of Deganwy on the hillside meaning your beautiful views are unobstructed, and will stay that way. With a vacant field located across the road from the property it means you will have plenty of privacy while enjoying your premium views.

Internally the property presents beautifully with an elegant, open plan living/dining room to enjoy your picturesque views, either by yourself or with company; two spacious bedrooms - the main bedroom coming with wall to wall built in wardrobes; a WC and bathroom; lovely kitchen with pantry and plenty of room; and a laundry room of the back of the kitchen leading to the garden.

Externally, there is a low maintenance garden to the front and side; a large driveway allowing five cars to the other side, leading to a garage; and at the rear of the property, a gorgeous, cosy lawned garden with hedges around the parameter affording you privacy and small patio area big enough for an outdoor setting for family and friends to gather around and enjoy the summer sun or cuddle up around a chimenea in the winter.

There is a lot to like about this stunning property, so book in a viewing today and be sure not to miss out on this rare opportunity to purchase what could be your dream home.

ACCOMMODATION

Open plan living/dining room with views towards the Deganwy Coastline and Great Orme, hallway, WC, bathroom, two bedrooms, kitchen, laundry room and garage. The loft area is 3/4 boarded and could provide further accommodation with stunning coastal views (Subject to the usual Planning Permissions and Building Regulations).

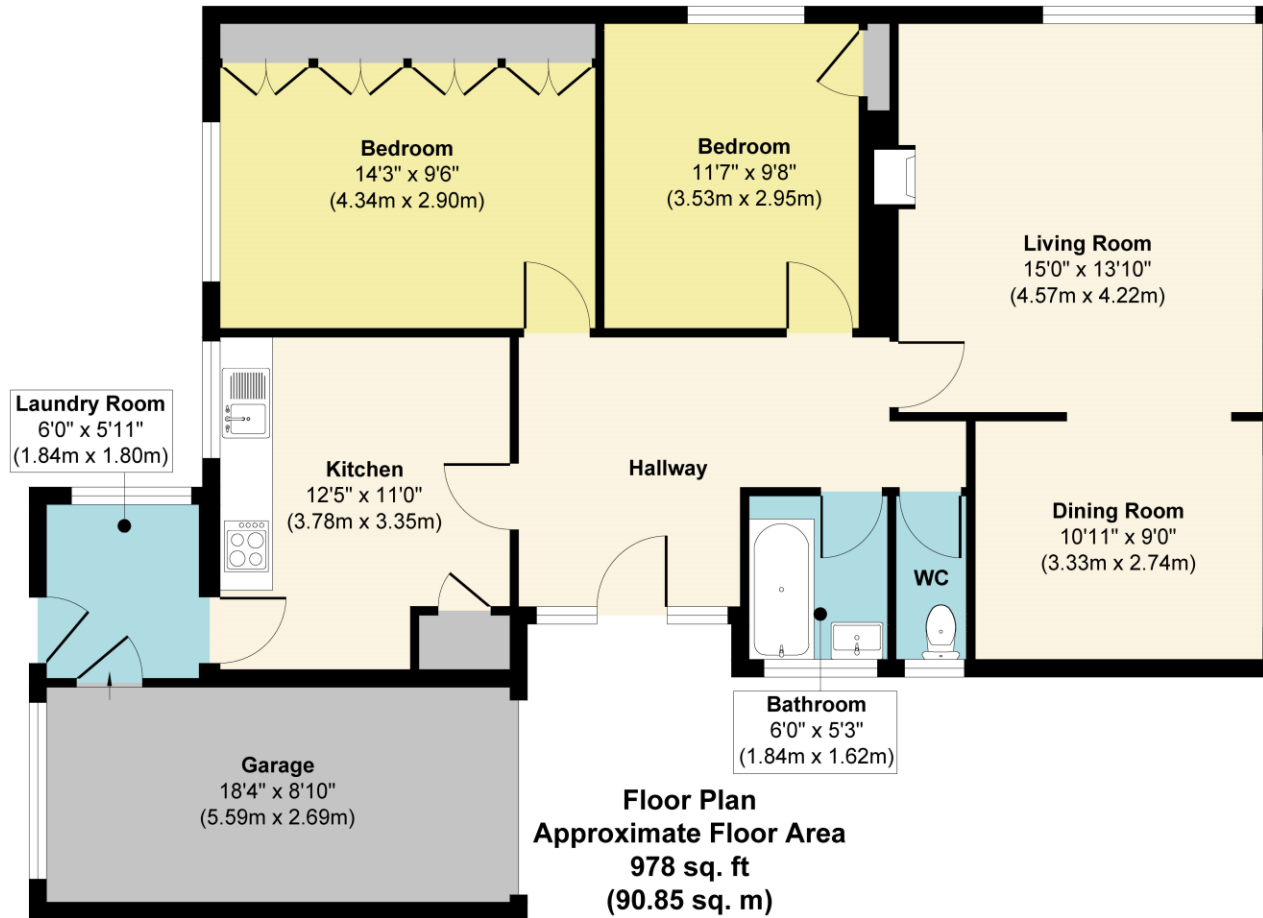
July 2021

VIEWING ARRANGEMENTS

To book a viewing, contact the friendly team at Anthony Flint Property Consultants on 01492 877 418 or email llandudno@anthonyflint.co.uk. Alternatively pay us a visit at 125 Mostyn Street, Llandudno.



30 Hawes Drive



Approx. Gross Internal Floor Area 978 sq. ft / 90.85 sq. m

Not to Scale. For illustration purposes only.

Produced by Elements Property



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

h c a 22904

Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. 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 and 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.