

Anthony Flint

property consultants



Mountview, 24 Deganwy Road,
Deganwy, LL31 9DS

Offers Over
£335,000

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MOUNTVIEW, 24 DEGANWY ROAD, DEGANWY.

Situated in a high-profile position and located between the Marina village of Deganwy and the bustling seaside resort of Llandudno, this semi detached dormer bungalow is rare to be coming onto the market.

Set within a good-sized plot and enjoying views to the sea and Great Orme from the first floor, the bungalow is in need of modernisation and upgrading. The accommodation comprises lounge and bedroom to the front elevation and a further bedroom, dining room, kitchen, and bathroom to the rear elevation.

To the first floor there is a further bedroom with sea views and a cloakroom, ideal for conversion into a second bathroom (subject to Planning Regulations).

To the outside there is a sweeping driveway leading to a Garage and workshop set within lawned gardens.

The accommodation provides:-

uPVC double glazed door to **PORCH** 16'06" x 3'04", double glazed windows to front elevation with views towards the sea and Puffin Island, tiled flooring. Steps up to **RECEPTION HALL** glazed front door, picture rail, radiator, stairway to first floor, built in understairs STORAGE CUPBOARD. **LOUNGE** 15'04" max into bow bay x 11'09", uPVC bow bay window to front elevation with views towards the sea, Anglesey and Puffin Island, picture rail, two radiators, raised fireplace with electric fire, three wall light points. **DINING ROOM** 14'04" max into bay x 12' max into alcove, uPVC double glazed box bay window to side elevation, picture rail, wood effect laminate flooring, radiator, feature brick effect fireplace with marble back plate and hearth with timber mantle and extended timber television shelf, hatch through to kitchen.

KITCHEN 14'01" x 8', uPVC double glazed window to rear elevation overlooking rear garden, additional uPVC double glazed window to side elevation and uPVC double glazed door leading out to rear garden, fitted with wall, base and drawer units including glazed display cabinet with work surfaces over, inset stainless steel sink with mixer tap, built in double oven, built in four ring gas hob with extractor over, space for fridge freezer, space for washing machine, part tiled walls, radiator, wall mounted Worcester central heating boiler, central heating controls, fuse box. **BEDROOM ONE** 13'08" x 12', uPVC double glazed window to front elevation overlooking front porch and views towards the sea, Puffin Island and Anglesey beyond, picture rail, radiator, wood effect flooring. **BEDROOM TWO** 11'03" x 10', uPVC double glazed window to rear elevation with views of The Vardre, picture rail, radiator. **BATHROOM** 7'10" x 6'10", uPVC double glazed window to rear elevation, three piece suite comprising panelled bath with shower over, glazed shower screen, pedestal wash hand basin, low flush w.c., part tiled walls, radiator, built in airing cupboard housing hot water cylinder and shelving.

STAIRWAY TO FIRST FLOOR LANDING small loft access, picture rail, access to under eaves storage. **BEDROOM THREE** 13'04" x 12'02", uPVC double glazed window to front elevation with roof top views towards Conwy Mountain, over the sea to Puffin Island and Anglesey and the Great Orme, picture rail, radiator, original wrought feature fireplace. **BATHROOM/STORE** 14'07" x 6'08", Velux style roof window, pedestal wash hand basin, low flush w.c., built in storage cupboards, radiator.

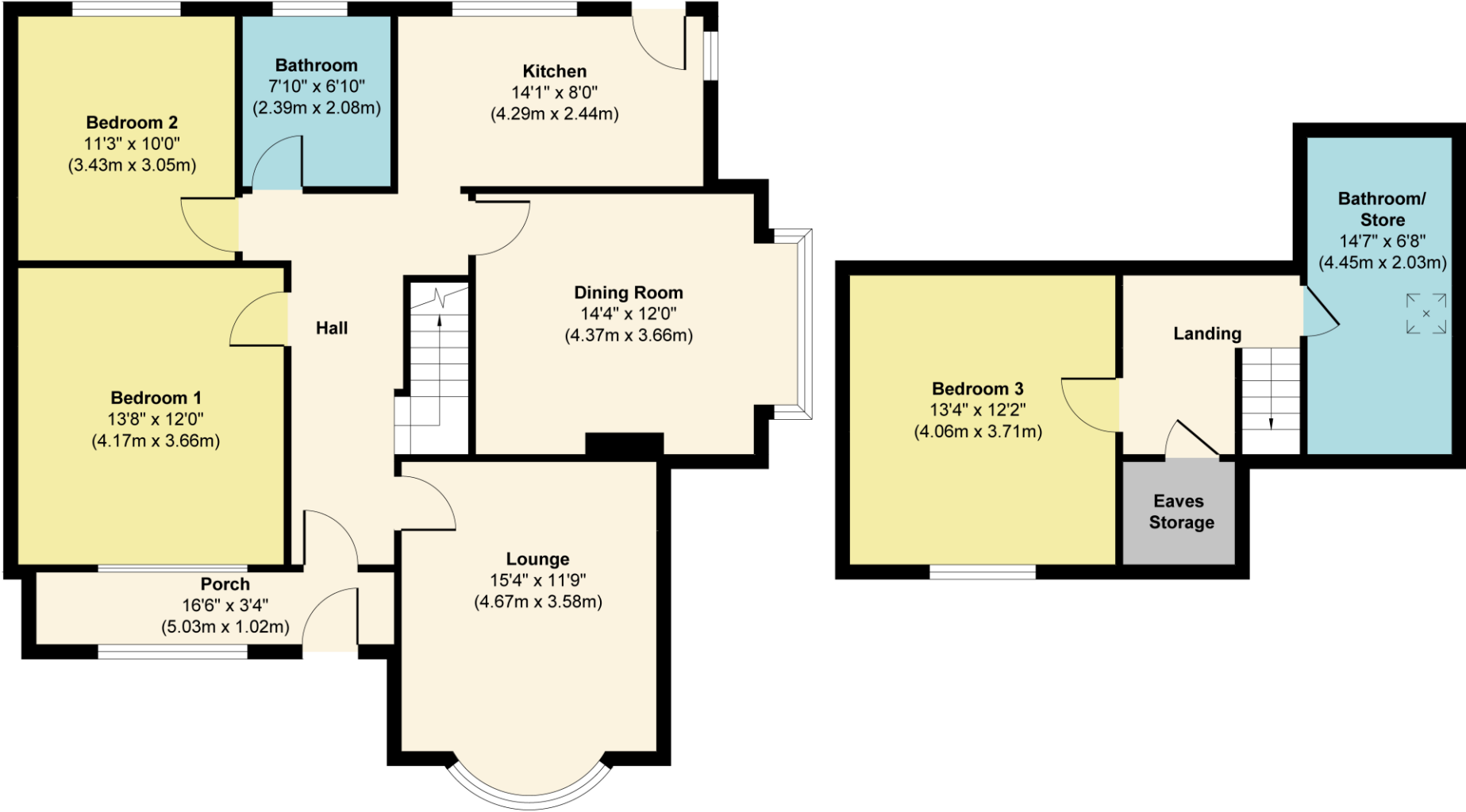
EXTERNALLY: Front - garden laid to mainly paving with established flower and shrub beds, trees and bushes, driveway leading to side of property to Garage. Rear - timber gate to rear garden. Additional storeroom, timber shed, block paved pathway leading to paved area with ornamental pond, pathway through lawn area with mature borders, shrubs, bushes and trees.

SINGLE CAR GARAGE with window and door to side.

RB August 2021.



24 Deganwy Road



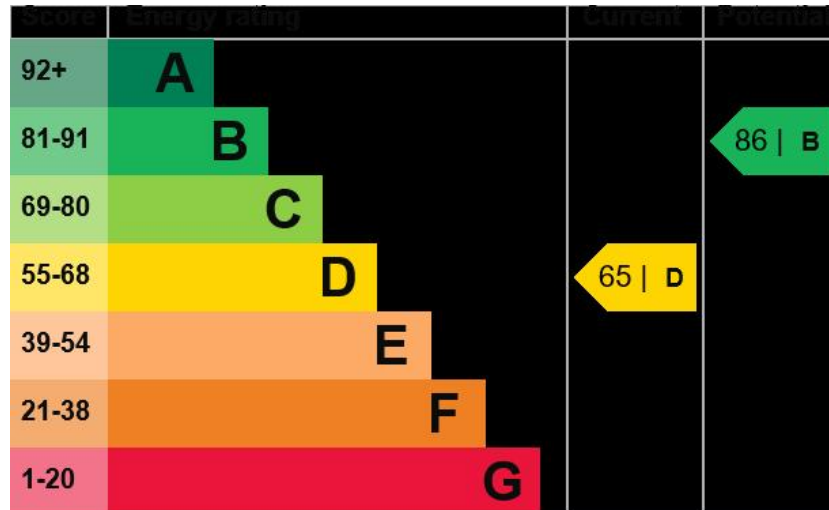
Ground Floor
 Approximate Floor Area
 1002 sq. ft
 (93.08 sq. m)



First Floor
 Approximate Floor Area
 361 sq. ft
 (33.53 sq. m)

Approx. Gross Internal Floor Area 1363 sq. ft / 126.61 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 Freehold. We are informed by the vendors that the Council Tax Band is Band ? 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.