



53 Station Road | Deganwy | LL31 9DF

£85,000

Property now being sold by Pugh Auctions please contact them with enquiries and to arrange viewings on 01942 580018. Located in the heart of Deganwy village, is this top floor flat which enjoys stunning views across the Harbour and towards Conwy Castle. It is in need of refurbishment throughout and offers great potential for the discerning buyer looking for a renovation project. Ideal for holiday home.

- REFURBISHMENT PROJECT
- VIEWS ACROSS THE HARBOUR
- WOULD BE IDEAL HOLIDAY HOME
- NO FORWARD CHAIN
- VILLAGE LOCATION

Property now being sold by Pugh Auctions please contact them with enquiries and to arrange viewings on 01942 580018. This spacious top floor flat occupies a prime coastal position within the small village of Deganwy, enjoying stunning views to the front across the Harbour and to Conwy Castle. Local shops and amenities an mixture of restaurants and cafes are on your doorstep and also the train station. The property is in need of refurbishment throughout and it offers a lounge, kitchen/diner, a double bedroom and bathroom. It offers a great investment opportunity for either buy to let or a holiday home for the discerning buyer who will appreciate the scope and potential on offer and it offers no forward chain.

Timber communal entrance door into;

### COMMUNAL HALLWAY

With stairs to all floors and to the flat with;

### ENTRANCE HALL

With built in storage cupboard housing hot water cylinder and doors leading off.

### LOUNGE

11' 4" x 10' 9" (3.46m x 3.28m) With double glazed window to the front enjoying stunning views across the Harbour and towards Conwy Castle, wall mounted electric heater and power points.

### KITCHEN

10' 1" x 9' 8" (3.09m x 2.95m) With a range of base units with inset stainless steel single drainer sink, space for electric cooker, space and plumbing for washing machine, space for fridge freezer, space for small dining table, wall mounted electric heater, double glazed window to the rear and power points.

### BEDROOM

11' 4" x 9' 10" (3.46m x 3.01m) With double glazed window to the front enjoying stunning views across the Harbour towards Conwy Castle, wall mounted electric heater and power points.

### BATHROOM

11' 9" x 9' 8" max (3.60m x 2.95m)max With a three piece suite with panel bath, wash basin with vanity cupboard beneath and low level WC, part tiled walls, double glazed obscured glass window to the rear, wall mounted electric heater and built in cupboards.

### SERVICES

Mains water, drainage and electric are believed connected or available at the property. All services and appliances have not been tested by the selling agent.

### DIRECTIONS

From our Llandudno office turn left onto Madoc Street, at the traffic lights turn right onto Trinity Avenue, continue straight ahead and at the junction turn left onto Bryniau Road proceeding out of Llandudno across the bridge and straight ahead at the mini roundabout proceeding on to Station Road in Deganwy. The property can be found on the left hand side just after the bend overlooking the Harbour.

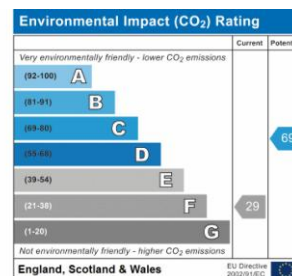
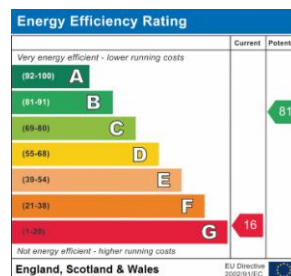
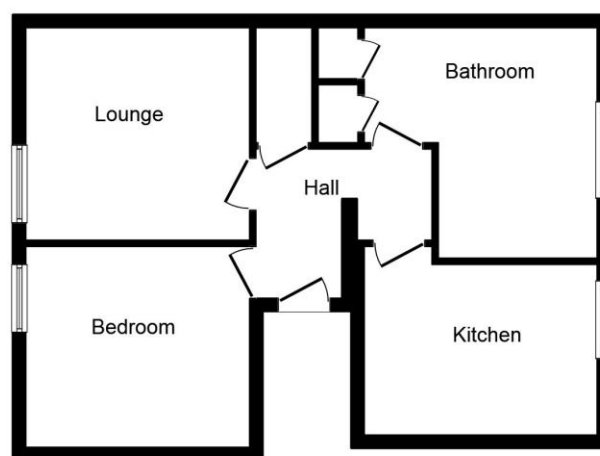
### LEASE DETAILS

Leasehold

Start date 1<sup>st</sup> December 1985, Term 999 years

Ground rent £10 per annum

Leasehold covenants apply.



**COUNCIL TAX BAND**  
Tax band: B

**LOCAL AUTHORITY**  
Conwy County Borough Council

**TENURE**  
Leasehold

**DATE**  
29/05/2019

### Contact Details

47-49 Madoc Street, Llandudno, Conwy, LL30 2TW

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### CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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