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## 6 Park Terrace, Deganwy, Conwy, LL31 9UL



No Onward Chain £155,000



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS IS A LOVELY MID TERRACE TWO BEDROOM HOME SITUATED WITHIN EASY WALKING DISTANCE OF THE CO-OP MINI MARKET, DEGANWY PRIMARY SCHOOL AND THE CASTLE VIEW PUBLIC HOUSE/RESTAURANT.

The accommodation briefly comprises:- front door to sitting room; separate dining room; kitchen with built-in appliances; modern ground floor three piece shower room; first floor landing; two double sized bedrooms – there is a distant view from the principal bedroom towards the top of Conwy Castle and to the estuary and mountains beyond. The property features gas fired central heating and upvc double glazed windows. Outside - small front garden area and rear access.

The accommodation comprises:  
Double glazed front door to:

**SITTING ROOM 11'11" x 10'8" (3.65m x 3.27m)**



Pine fire surround with marble back and hearth with inset coal effect electric fire, electric meter cupboard with display dado rails, coving, T.V. point, double radiator, wood effect flooring, upvc double glazed window.

**DINING ROOM 11'5" x 10'9" (3.50m x 3.28m)**



Including staircase, wall mounted 'Dimplex' electric heater, radiator, wood effect flooring, upvc double glazed window.

Door to:

**KITCHEN 9'6" x 6'3" (2.92m x 1.91m)**



Fitted base, wall and drawer units with round edge speckle worktops incorporating single drainer sink unit and mixer tap, integrated electric oven and four ring induction hob, slimline 'Logik' dishwasher, fridge/freezer, plumbing for automatic washing machine, under cabinet lighting, ladder style towel rail, wall tiling, wood effect flooring, side aspect upvc double glazed window and upvc double glazed window to rear.

**3-PIECE SHOWER ROOM**



Comprising corner shower stall with mains shower, vanity wash hand basin, mirror and display shelf, close

coupled w.c., cupboard housing 'Ideal' combination central heating and hot water boiler, wall tiling, wood effect flooring, ladder style towel rail, upvc double glazed window.

#### COUNCIL TAX BAND

Is 'B' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

A staircase from the Dining Room leads to:

#### FIRST FLOOR LANDING

#### PRINCIPAL BEDROOM 11'10" x 10'7" (3.63m x 3.25m)



Decorative fireplace, two radiators, upvc double glazed window to front with limited view to the top of Conwy Castle, estuary and mountains beyond.

#### BEDROOM 2 10'7" x 8'7" (3.24m x 2.62m)



Access to roof space, two radiators, upvc double glazed window to rear.

#### OUTSIDE

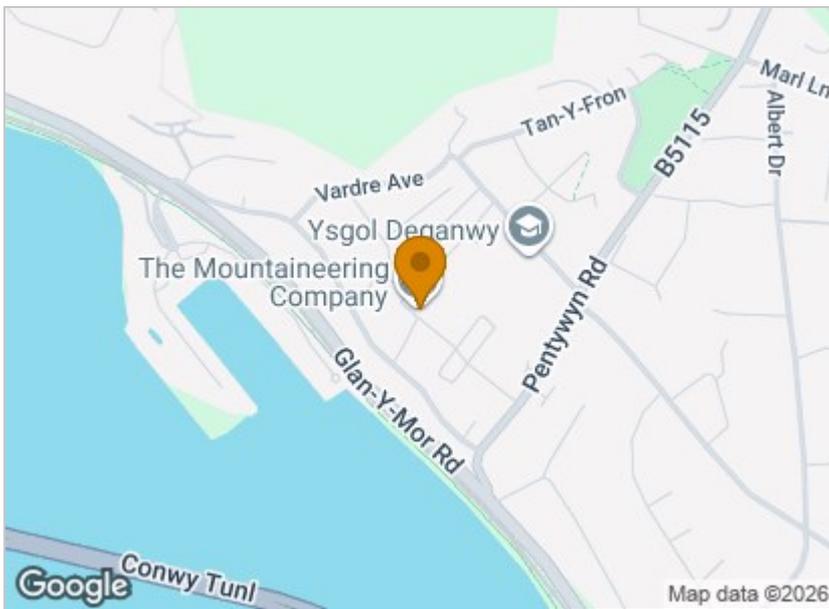
#### GATE ACCESS TO REAR



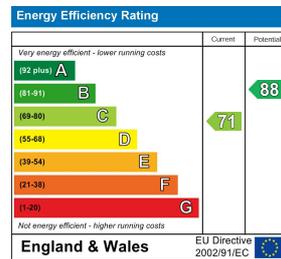
#### TENURE

The property is held on a FREEHOLD tenure.

### Area Map



### Energy Efficiency Graph



### Directions

From Llandudno Junction railway station, proceed towards Conwy and at the main roundabout take the 3rd exit for Deganwy, take the 3rd turning on your right into Pentwyn Road passing the Castle View Public House, next left onto Plas Newydd, continue along the road onto Park Terrace, the property is on your right hand side. A852 23/02/26 Rev 24/02/26

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

