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No Onward Chain £425,000



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THIS SPACIOUS DETACHED DORMER BUNGALOW SITS ON A LARGE PLOT ABUTTING OPEN FIELDS WITH BEAUTIFUL VIEWS TO THE HILLSIDES FROM THE REAR ELEVATION AND THE GREAT ORME FROM THE FRONT ELEVATION IN AN EXTREMELY POPULAR LOCATION close to the local shop and hairdressers, and approximately within 2 miles of Llandudno.

The accommodation which is in need of updating briefly comprises:- porch; reception hall; lounge; separate dining room/sitting room; kitchen; utility room; ground floor principal bedroom; 2 piece bathroom with overbath shower and separate w.c. To the first floor there is a large second bedroom which could be divided into two rooms plus potential for further development of the residue of the roof space, subject to planning consent being obtainable. Outside – front garden area and drive for off road parking leading to a single car garage; large rear garden with mature shrubs, trees, lawns and plenty of space for extension.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL OF THIS PROPERTY.

WE ARE ADVISED THAT THE BOILER FOR THE CENTRAL HEATING IS NOT WORKING.

The accommodation comprises:

Upvc double glazed opening front doors and sidelights to:

#### PORCH

Tiled floor, inner glazed door and sidelights to:

#### RECEPTION HALL



Understairs storage cupboard, cloaks cupboard with hanging rail and shelving, coving, plate rack, double radiator.

DOUBLE ASPECT LOUNGE 17'5" x 14'11" (5.33m x 4.55m)



Brick fireplace with tiled hearth and mantle with display shelving, inset gas fire, two wall lights points, coving, three radiators, upvc double glazed bow window, double opening glazed leaded doors to utility room/rear porch.



#### OPEN PLAN DINING/SITTING ROOM

DINING AREA 12'5" x 11'4" (3.79m x 3.47m)



With fire surround, marble hearth open fire, built in double cupboard to recesses, with built in display shelving, coving, double radiator, opening to:

TRIPLE ASPECT SITTING ROOM 11'3" x 9'8" (3.44m x 2.97m)



With two bay windows and double glazed aluminium sliding door to garden, coving, radiator.

### KITCHEN 12'7" x 10'10" (3.85m x 3.31m)



Fitted range of base, wall and drawer units with round edge worktops, under unit lighting, inset double drainer sink unit, space for fridge/freezer and cooker, tiled display shelving, double radiator.

### 2 PIECE TILED BATHROOM



White suite comprising panel bath with 'Jade' electric shower over, vanity wash hand basin, ladder style towel rail, wall tiling, splashback with mirror, airing cupboard with hot water tank and shelving, upvc double glazed door to rear.

### SEPARATE W.C.

Tiled close couple w.c., radiator, upvc double glazed window.

### UTILITY ROOM/REAR PORCH 12'5" x 5'10" (3.79m x 1.78m)

Space for fridge/freezer, floor tiling, plumbing for automatic washing machine, space for drier, wall mounted 'Potterton' boiler (currently not working), double glazed window and glazed door to garden.

### GROUND FLOOR BEDROOM 13'5" x 12'5" (4.11m x 3.79m)



Plus upvc double glazed bow window to front, side aspect upvc double glazed window, coving, four fitted double wardrobes with folding doors, two wall light points, radiator.

A staircase from the reception hall leads to:

### FIRST FLOOR LANDING

Built in double eaves storage cupboard with shelving, access to loft space (potential for further development, subject to planning consent being obtainable).

### BEDROOM 2 18'3" x 13'7" maximum overall (5.57m x 4.15m maximum overall)



The Bedroom could be divided into two rooms. Double aspect with built in cupboard, display shelving, pedestal wash hand basin with tiled splashback and mirror, eaves storage cupboard with shelving, built in cupboard with hanging rail and shelving, upvc double glazed windows with open rural views across to the Great Orme and The Vardre.



### OPEN RURAL VIEWS FROM BEDROOM 2





## OUTSIDE

### FULL WIDTH FRONT GARDEN

With pavings, shrubs, trees, seating areas overlooking communal green area, gateway provides access to driveway which provides off road parking for 2/3 cars (dependant on size) leads to:

### ATTACHED BRICK BUILT GARAGE 21'5" x 8'11" (6.54m x 2.74m)

With up and over door, power and light connected, gas and electric meters, upvc double glazed window and side access door to garden.

### REAR GARDEN



### REAR GARDEN Abutting open fields



Extensive and well stocked with lawns, flower beds, shrubs, patio area, mature trees, timber garden shed, tool store, pavings, outside tap.

### TENURE

The property is held on a FREEHOLD tenure.

### COUNTIL TAX BAND

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

### Ground Floor

Approx. 130.4 sq. metres (1403.4 sq. feet)



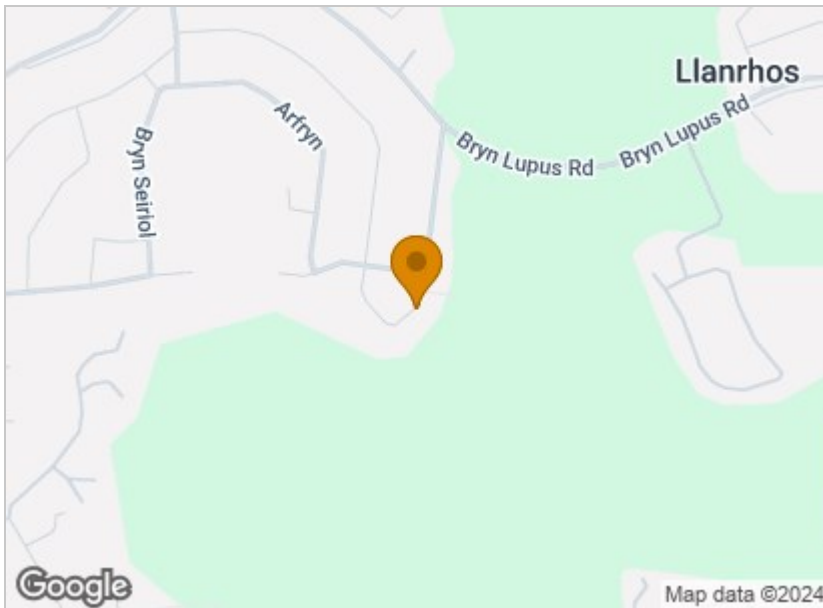
### First Floor

Approx. 30.8 sq. metres (332.0 sq. feet)

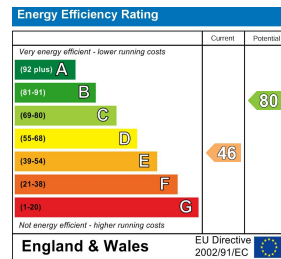


Total area: approx. 161.2 sq. metres (1735.4 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed along Mostyn St, turn 1st left onto Trinity Sq, continue through the traffic lights to Trinity Ave, at the bollards turn left to Bryniau Rd, 2nd exit at the roundabout to Maesdu Ave, at the top of the road turn left onto Bryn Gosol Rd, cross the road to Rockfield Dr, 2nd left to Arfryn, turn left into Maes y Castell, follow the road up for approx 200 yards, the property is on the left hand side opposite the green. A253 20/06/23 Rev26/04/24

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

