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●
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2 Mossley Mount, Penrhyn Bay, Llandudno, Conwy, LL30 3HF



£328,000

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www.bdahomesales.co.uk

THIS IS A LOVELY THREE BEDROOM DETACHED MODERNISED BUNGALOW situated on a corner plot in a convenient position. Within easy access of village shops, Co-Op, bus services, family practitioners centre and chemist, restaurants, secondary and primary school and within an easy walking distance of the foreshore in Penrhyn Bay. Approximately 2½ miles of Llandudno Town Centre. The accommodation briefly comprises:-hall; 2-piece cloakroom; lounge; open plan kitchen/dining room with range of modern units and built-in appliances; 3 double sized bedrooms and a 3-piece shower room. The property features gas fired central heating, upvc double glazed windows. Outside - easily maintained gardens to the front, side and rear. Drive for off road parking leads to an attached single car garage.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

VIDEO TOUR ONLINE

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR

HALL

Coved ceiling, radiator, airing cupboard.

2-PIECE CLOAKROOM



In White with wash hand basin and close coupled w.c, upvc double glazed window.

LOUNGE 14'11" x 13'8" (4.56m x 4.19m)



Stone fire surround with electric fire, coved ceiling, 4 wall light points, upvc double glazed window, double radiator.

KITCHEN/DINING ROOM 23'10" x 8'11" (7.28m x 2.73m)



Range of modern base, wall and drawer units with round edge worktops, incorporating stainless steel 1½ bowl sink, plumbing for a washing machine, upvc double glazed windows and rear access door. 'British Gas' central heating and hot water boiler, built-in 'Bosch' oven, 4 ring gas hob with cooker hood over, radiator.



BEDROOM 1 13'7" x 10'4" (4.15m x 3.16m)



Upvc double glazed window, double radiator.

BEDROOM 2 13'9" x 10'5" (4.20m x 3.18m)



Vanity wash hand basin, upvc double glazed window, double radiator.

BEDROOM 3 10'4" x 10'3" (3.17m x 3.13m)



Plate rack, upvc double glazed window, radiator.

SHOWER ROOM



Large shower stall with seat and side screen, electric shower, pedestal wash hand basin, close coupled w.c, wall tiling, upvc double glazed window, radiator.

OUTSIDE



Easily maintained gardens to the front, side and rear.

Drive for off road parking leads to:-

SINGLE CAR GARAGE 21'0" x 9'7" (6.41m x 2.93m)

Up and over door, power and light, 'Belfast' style sink.

**TENURE -
FREEHOLD**

COUNCIL TAX BAND

Is 'F' obtained from www.conwy.gov.uk

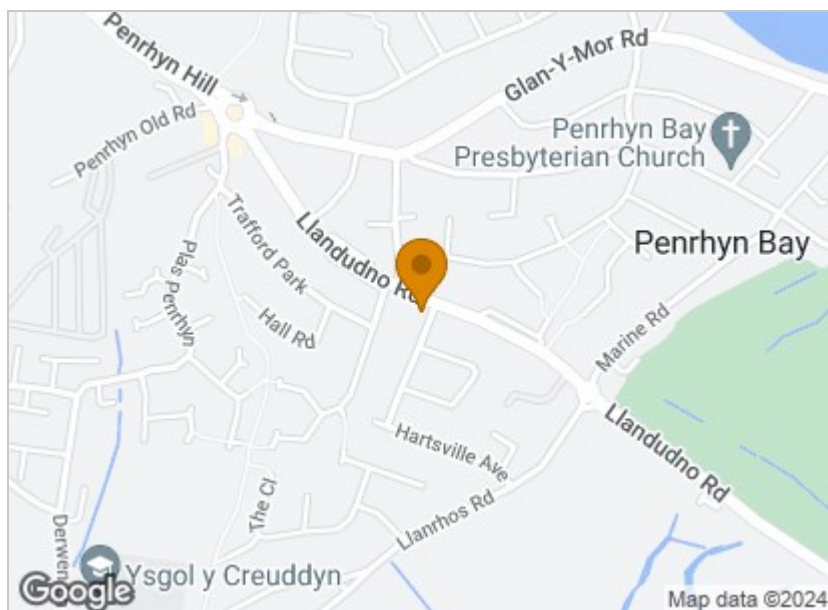
Ground Floor

Approx. 117.7 sq. metres (1266.6 sq. feet)

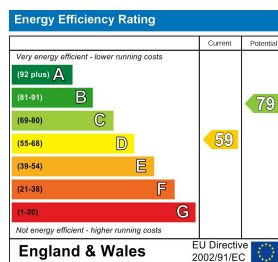


Total area: approx. 117.7 sq. metres (1266.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed onto the promenade turning right heading for Penrhyn Bay, passing Bodafon Fields on the right hand side, continue up the hill and then down the hill towards Penrhyn Bay, and at the roundabout take the 2nd turning into Llandudno Road, turn right into Mossley Mount. The property is the first bungalow on the right. REF: A284 18/07/23 Rev 22/09/23

We will be pleased to arrange a viewing of this Home

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e mail: llandudno@bdahomesales.co.uk

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.

