

**Bryan Davies
+ Associates**

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AUCTIONEERS
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No Onward Chain £355,000



www.bdahomesales.co.uk

THIS BEAUTIFUL DETACHED FOUR BEDROOM FAMILY SIZED HOME build circa 1991 is on this small cul de sac development within easy access of the A470 link road leading to the A55 Expressway, and within approximately 2/3rds of a mile of the Co-op mini market and the Castle View Public House/Restaurant and 2½ miles from Llandudno.

The accommodation briefly comprises:- entrance hall; 2 piece cloakroom; lounge with bay window and double doors through to dining room; kitchen with medium oak effect fronted base, wall and drawer units, built in oven and hob with cooker hood, small upvc double glazed sun room; separate utility/breakfast area; first floor landing; principle bedroom with modern 3 piece en-suite shower room with power jet shower; three further bedrooms; modern 3 piece bathroom with P-shaped bath and over bath shower. The property features gas fired central heating and upvc double glazed windows. Outside – easily maintained landscaped gardens to the front, side and rear; brick paved driveway for off road parking leads to a single car garage.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The accommodation comprises:

Canopied entrance with double glazed front door with coloured lights to:

ENTRANCE HALL

Coving, double radiator.

2 PIECE CLOAKROOM

Wash hand basin with tiled splashback, with close couple w.c., radiator.

DOUBLE ASPECT LOUNGE 16'2" x 13'7" (4.93m x 4.15m)



Plus upvc double glazed bay window, double aspect upvc double glazed windows with coloured leaded lights, decorative fire surround with marble back and hearth, inset coal effect gas fire, tv point, coving, two double radiators, double opening doors to:

DINING ROOM 15'3" x 9'6" (4.65m x 2.92m)



Coving, tv point, hatch to kitchen, double radiator, upvc double glazed windows to rear with opening lights.

KITCHEN 10'5" x 10'0" (3.19m x 3.05m)





Fitted range of oak effect fronted base, wall and drawer and corner display shelving, inset 1½ bowl sink unit and mixer tap, integrated electric 'Neff' oven and 4 ring ceramic hob with cooker hood over, plumbing for automatic washing machine, wall tiling, wood effect flooring, upvc double glazed window and double radiator, upvc double glazed door to:

SMALL SUN ROOM 10'1" x 5'1" (3.09m x 1.57m)



Tiled floor, wall light point, upvc double glazed windows and double glazed door to rear garden, decorative leaded window lights.

UTILITY ROOM 9'7" x 4'11" (2.93m x 1.51m)



With plumbing for automatic washing machine and space for dryer, space for fridge/freezer, wood effect flooring, upvc double glazed window, double radiator. Broom cupboard, originally access to garage.

A staircase from the entrance hall leads to:

FIRST FLOOR LANDING



Access to roof space, airing cupboard with hot water tank and shelving, radiator, upvc double glazed window.

PRINCIPAL BEDROOM 11'9" x 9'11" (3.60m x 3.03m)



Plus built in double wardrobes with hanging rails and shelving and bedside cabinet, built in cupboard with shelving, two windows with open distant hillside views, double radiator.

TILED 3 PIECE SHOWER ROOM EN SUITE



White suite comprising corner shower, with seat and multi-functional shower heads and drench shower, shelving, pedestal wash hand basin and mixer tap, close couple w.c., mirror fronted cabinet with display light, ladder style towel rail, extractor, floor tiling, upvc double glazed window.

BEDROOM 2 11'10" x 10'0" (3.63m x 3.07m)



Double aspect upvc double glazed windows, double radiator.

BEDROOM 3 9'11" x 9'7" (3.04m x 2.93m)



Radiator, upvc double glazed window.

BEDROOM 4 9'7" x 6'0" (2.93m x 1.83m)



Radiator, upvc double glazed window.

TILED 3 PIECE BATHROOM



White suite comprising P-shaped bath with drench shower over and side shower screen, tiled display shelf, pedestal wash hand basin, close couple w.c., ladder style towel rail, mirror with display lighting, floor tiling, extractor, upvc double glazed window.

OUTSIDE - FRONT AND SIDE GARDENS



With shaped lawns, hedging, flower beds, trees, decorative chippings.

WIDE BLOCK PAVED DRIVEWAY

To front, leads to:

INTEGRAL GARAGE 16'3" x 9'6" (4.97m x 2.92m)

With up and over door, light and power, wall mounted 'Potterton' gas fired central heating boiler, upvc double glazed window.

REAR GARDEN AREA



Walled with raised flower beds and shrubs, block paved seating area.

TENURE

The property is held on a FREEHOLD basis.

COUNCIL TAX BAND

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

Ground Floor

Approx. 82.4 sq. metres (886.7 sq. feet)



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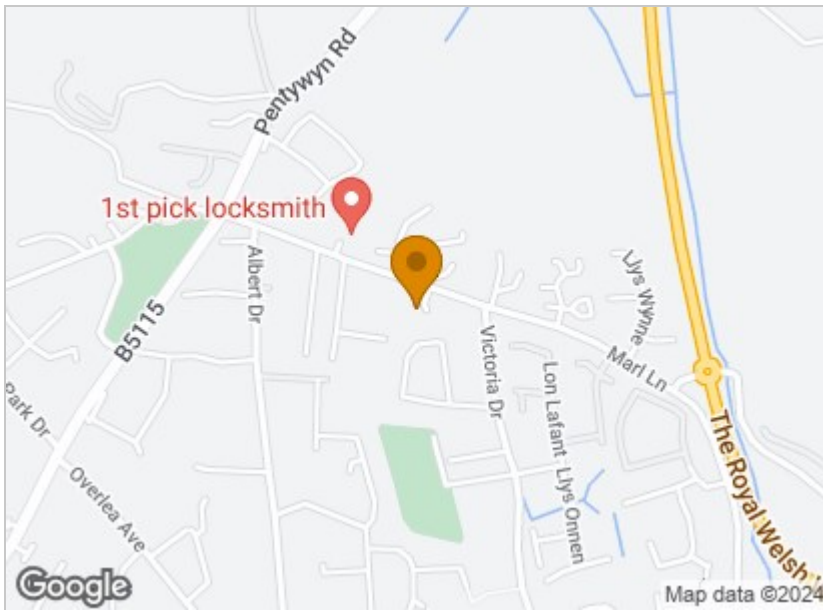
First Floor

Approx. 66.5 sq. metres (715.5 sq. feet)

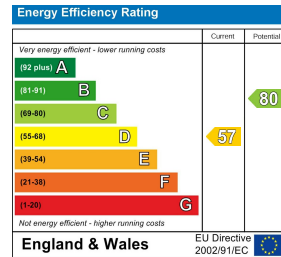


Total area: approx. 148.9 sq. metres (1602.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction Railway Station proceed towards Conwy, 2nd exit through the mini roundabout, next turning right onto Victoria Drive, follow the road to its end, turn left onto Marl Lane, first left into Marl Gardens and the property is on the right hand side. A316 19/09/23 Rev 24/04/24

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.

