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No Onward Chain £550,000



www.bdahomesales.co.uk

THIS EXECUTIVE DETACHED RESIDENCE WAS BUILT (C1999) BY RENOWNED BUILDERS "MacBryde Homes" to a high quality standard on this small development of six properties. Close to Deganwy Primary School, Castle View Public House and Restaurant together with a new Co-Op and within easy access of the historic Town of Conwy.

There is shopping in Llandudno junction including Tesco, Iceland, Asda Supermarket, Lidl and Mainline Railway Station. Approximately 2½ miles of Llandudno Town Centre. The accommodation briefly comprises:- reception hall; 2-piece cloakroom; lounge with Inglenook fireplace; separate dining room with French doors to the rear garden; small sitting room/5th Bedroom; study; split level kitchen/breakfast room with integrated appliances; separate utility room; turned staircase from the reception hall to the first floor landing; triple aspect principal bedroom suite with balcony and views, built-in dressing area and en-suite 4-piece bathroom including separate shower cubicle; 2nd bedroom with en-suite 3-piece shower room ; 2 further bedrooms and 4-piece family bathroom. The property features gas fired central heating, upvc double glazed windows. Outside - front garden with lawn and shrubs. Drive for off road parking leads to a double garage. Good sized rear garden laid mainly to patio and steps down to Lawned area with trees.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

The Accommodation Comprises:-

STORM PORCH

Leading to-

Upvc Double Glazed FRONT DOOR into:-

RECEPTION HALL



CLOAKROOM



Comprising w.c, pedestal wash hand basin, extractor fan, downstairs cupboard, radiator.

DOUBLE ASPECT LOUNGE 16'1" x12'8" (4.91m x3.88m)



And Inglenook, brick built Inglenook fireplace with inset gas coal effect fire, 3 wall light points, 2 radiators.



KITCHEN/BREAKFAST ROOM (SPLIT LEVEL) 19'4" x 12'11" (5.90m x 3.94m)

KITCHEN AREA



Range of base, wall and drawer units in Limed Oak effect finish and complementary worktops, tiled splashback, 1½ bowl sink and drainer with mixer tap, unit housing eye level 'Zanussi' electric double oven, integral 'Zanussi' dishwasher, 'Zanussi' built-in gas hob and extractor fan over, down lighters, tiled flooring, integral fridge and integral freezer. Steps up to:-



BREAKFAST AREA



Bay window, upvc double glazing, radiator.

UTILITY ROOM 7'10" x 6'3" (2.40m x 1.91m)



Base and drawer units in Limed Oak effect with worktop area, space for an automatic washing machine, space for dryer, stainless steel sink and drainer and mixer tap, radiator, 'Baxi' gas fired central heating boiler, upvc double glazed door to rear garden.

DINING ROOM 13'7" x 12'7" - maximum (4.15m x 3.85m - maximum)



3 steps down. Upvc double glazed French doors to garden with side panels, 2 wall light points, radiator.

SITTING ROOM/BEDROOM 5 10'3" x 9'7" (3.13m x 2.93m)



Radiator, countryside views.

STUDY 9'7" x 9'4" (2.94m x 2.85m)



3 wall light points, radiator.

Stairs from the hallway to:-

FIRST FLOOR LANDING

FEATURE ARCHED UPVC DOUBLE GLAZED WINDOW

STORAGE CUPBOARD

Housing loft hatch, separate airing cupboard housing hot water tank and shelving.

TRIPLE ASPECT PRINCIPAL BEDROOM SUITE 19'6" x 12'4" (5.95m x 3.77m)



Upvc double glazed door and side panels opens onto balcony, countryside and hill views, 2 radiators, 4 wall light points.



BUILT-IN WARDROBE/DRESSING AREA



BALCONY

Timber flooring and wrought iron railing.



EN-SUITE BATHROOM



Panelled bath, pedestal wash hand basin, w.c, corner shower cubicle and mains shower, part wall tiling, tiled floor, radiator.

BEDROOM 2 10'6" x 9'10" (3.22m x 3.00m)



Radiator, countryside views. Built-in double wardrobe.

EN-SUITE SHOWER ROOM



W.c, pedestal wash hand basin, corner shower cubicle and mains shower, part tiling, extractor fan, radiator.

DOUBLE ASPECT BEDROOM 3 12'10" x 8'6" (3.92m x 2.61m)



Radiator.

BEDROOM 4 9'9" x 7'4" (2.99m x 2.25m)



Radiator.

FAMILY BATHROOM



Side panelled bath, w.c, pedestal wash hand basin, corner shower cubicle and mains shower, wall tiling, floor tiling, shaver point, radiator/towel rail.

OUTSIDE

FRONT GARDEN

With lawn, shrubs and trees. Drive for off road parking leads to:-

DOUBLE WIDTH GARAGE

Side personal door, light and power.

REAR GARDEN

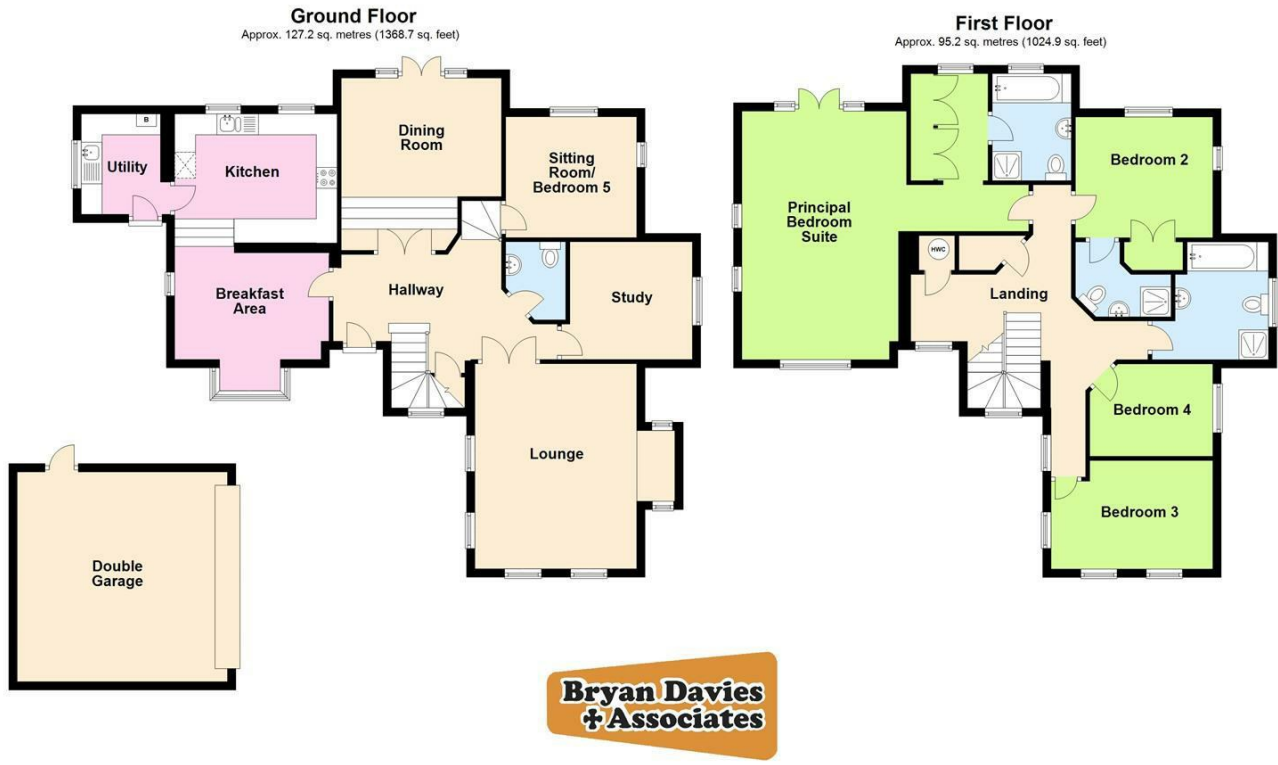


Large full width raised paved seating area, steps down to lawned area, trees and hedging.

TENURE - FREEHOLD

COUNCIL TAX BAND

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

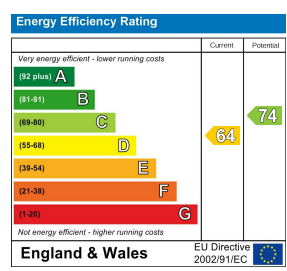


Total area: approx. 222.4 sq. metres (2393.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the Castle View Public House/Restaurant proceed up Pentwyn Hill passing Deganwy Primary School and take the third turning on the left into Coed y Bwlch and the property is the first property, on the left hand side. Ref: A354 06/12/23 REV 25/04/24

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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.