

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
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21 Ffordd Naddyn, Glan Conwy, Colwyn Bay, Conwy,
LL28 5NH



£270,000

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www.bdahomesales.co.uk

A SPACIOUS AND EXTENDED THREE BEDROOM DETACHED HOME situated in the popular village of Glan Conwy with its local village shop, garden centre, primary school, railway station and with excellent links to the A55 approximately two miles from Conwy town and five miles from Llandudno.

The accommodation comprises:- hallway; lounge; dining/sitting room; kitchen; bedroom with en-suite and balcony area; two further bedrooms and family bathroom. The property features gas fired central heating, upvc double glazed windows. Outside - front garden with lawned area, trees and bushes; driveway parking for 2 – 3 cars and a single car garage; rear garden with lawn and established planting.

The accommodation comprises:

Upvc double glazed front door and side panel to:

HALLWAY

Radiator, laminate flooring.

FAMILY BATHROOM

Spa bath with over bath shower attachment, folding shower screen, pedestal wash hand basin, w.c., chrome ladder style towel warmer, partial wall tiling, extractor fan.

LOUNGE 15'3" x 13'3" (4.65m x 4.05m)



Log burner in slate hearth and brick built fireplace, radiator, laminate floor.



DINING/SITTING ROOM 19'8" x 8'11" maximum (6.00m x 2.73m maximum)



Built in gas fire with slate tiled surround, patio doors to rear garden, understairs storage, vertical radiator, small radiator.

KITCHEN 13'2" x 9'3" maximum (4.02m x 2.83m maximum)



Range of wall, base and drawer units with tiled splashbacks, built in fridge/freezer, built in double electric oven, built in gas 'Candy' hob with extractor above, space for automatic washing machine, space for dishwasher, 1 ½ stainless steel bowl sink and mixer tap, upvc double glazed door to rear garden.

A staircase leads to the:

FIRST FLOOR LANDING

Loft hatch access, airing cupboard housing 'Ideal' gas central heating boiler and shelving, storage cupboard and access to eaves storage.

BEDROOM 1 10'9" x 10'5" (3.29m x 3.20m)



Radiator, upvc double glazed side windows and upvc double glazed door to:

BALCONY AREA



Timber decking flooring, timber rails, limited estuary views.

From Bedroom 1 a door leads to the:

WALK IN WARDROBE AREA

Hanging rails and downlighters.

MODERN SHOWER EN-SUITE

Fully tiled corner shower cubicle, vanity wash hand basin, low flush w.c., downlighters, extractor fan.

BEDROOM 2 11'5" x 10'0" maximum (3.50m x 3.06m maximum)



Two wall lights points, radiator.

BEDROOM 3 (currently used as a Study) 14'7" x 4'11" approximately (4.46m x 1.51m approximately)



Small storage cupboard, alcove with shelving, radiator.

OUTSIDE

FRONT GARDEN

Lawned area, trees and bushes.

BLOCK PAVED DRIVEWAY

For approximately 2 - 3 cars leading to:

SINGLE CAR GARAGE

with up and over door, power and light,

REAR GARDEN



large decking area (in need of repair), lawned area with established trees and bushes, fence and wall boundaries, timber shed.

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

Council Tax Band is E - obtained from www.conwy.gov.uk

Ground Floor

Approx. 76.6 sq. metres (824.3 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



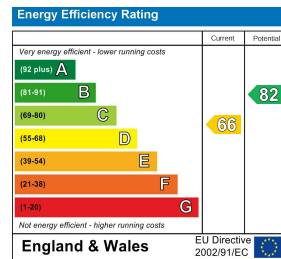
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Total area: approx. 115.5 sq. metres (1243.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Glan Conwy Corner, follow the signs for Glan Conwy, passing Snowdonia Nurseries on the right hand side proceed approximately 300 yards and turn left onto Chapel Street, take 2nd right onto Top Llan Road, follow up the hill, turn right at Tal-y-Fan, turn 1st right onto Ffordd Naddyn, the property is on the left approximately 200 yards down. A356 13/12/23 REV 27/12/23

We will be pleased to arrange a viewing of this Home

01492 875125

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.

