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Offers In Excess Of £200,000

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[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

THIS IS A GORGEOUS UPDATED SEMI DETACHED TWO BEDROOM TOWN HOUSE STYLE HOME situated in an elevated position with beautiful panoramic views over Penrhyn Bay to Rhos-On-Sea, the sea and mountains beyond. Within easy access of Penrhyn Bay's Post Office/General Store and local village shops including Co-Op, family practitioners centre and chemist, nursery, primary and secondary schools, bus services to Rhos on Sea, Colwyn Bay and Llandudno, and approximately 2½ miles from Llandudno Town Centre. The accommodation briefly comprises:- front door to small hall with access to the garage; staircase leads to first floor ; open plan kitchen/dining room with built-in oven, hob and cooker hood; lounge with panoramic views and gas log effect stove fire; balcony; top floor; 2 double sized bedrooms with built-in wardrobes and a 3-piece bathroom with an overbath shower. The property features gas fired central heating boiler and upvc double glazed windows. Outside - off road parking to the front. Terraced rear garden with patio areas.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR  
To:-

HALL

Integral door to garage.

Staircase from the hall leads to:-

OPEN PLAN KITCHEN/DINING ROOM 16'2" x 10'11"  
(4.93m x 3.34m)



Range of modern base, wall and drawer units with round edge worktops, stainless steel 1½ bowl sink with bi-fluo taps, built-in double oven and 4 ring ceramic hob, cooker hood, wall tiling, 2 double radiators, upvc double glazed window and shelving, patio door to the rear terraced gardens.



LOUNGE 16'4" x 13'0" (4.98m x 3.97m)



Gas log effect stove fire and hearth. Coved ceiling, laminate flooring, upvc double glazed window, radiator, panoramic views, door to hallway and upvc double glazed door to balcony.



BALCONY 6'11" x 5'11" (2.11m x 1.81m)



Tiled floor, wrought iron balcony, panoramic views.



Staircase to the top floor landing:-

**BOILER CUPBOARD**

With 'Vailant' gas fired central heating and hot water boiler.

**BEDROOM 1 11'7" x 9'9" (3.54m x 2.99m)**



Built-in wardrobe and drawers, upvc double glazed window, double radiator, panoramic views.



**VIEW FROM BEDROOM 1**



**BEDROOM 2 11'0" x 8'7" (3.36m x 2.63m)**



Built-in wardrobe with shelving, mirrored doors, upvc double glazed window, radiator.

**TILED BATHROOM**



Panel bath with mains shower over and side screen, pedestal wash hand basin and close coupled w.c, ladder style towel warmer, upvc double glazed window.

**OUTSIDE**

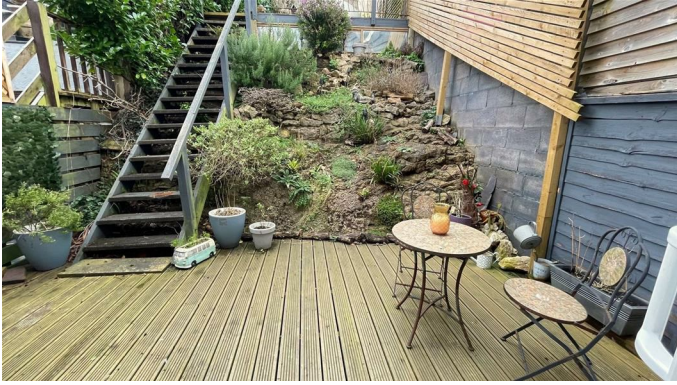
**FRONT GARDEN AREA**

With driveway for off road parking leads to:-

**GARAGE 16'7" x 12'9" - max (5.08m x 3.91m - max )**

L-SHAPED. Up and over door, power, light, water, gas and electric meter. Utility area with plumbing for a washing machine, space for a freezer.

## TERRACED REAR GARDEN



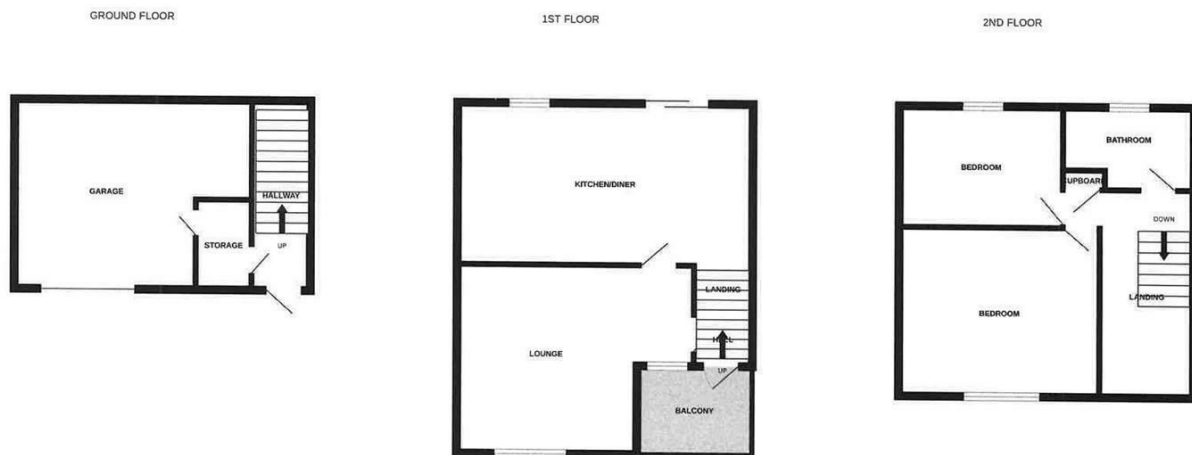
With patio, rock garden, steps up to up to raised decked terrace.



TENURE - FREEHOLD

COUNCIL TAX BAND

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

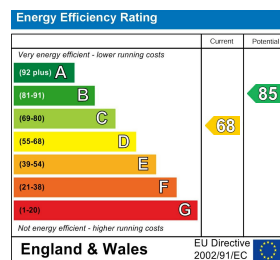


FOR INFORMATION ONLY DOES NOT FORM PART OF A CONTRACT

### Area Map



### Energy Efficiency Graph



### Directions

From our Llandudno Office proceed onto the promenade and continue upto the Little Orme, at the top of Penrhyn Hill turn right at the 'Llandudno Welcomes You' sign into Bryn y Bia Road and immediate left into Pendre Road. Proceed through the village and down the hill to the left hand side. Ormeside is on the left and the property is on the left hand side within 80 yards. REF: A392 20/02/24

**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.

