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£249,950

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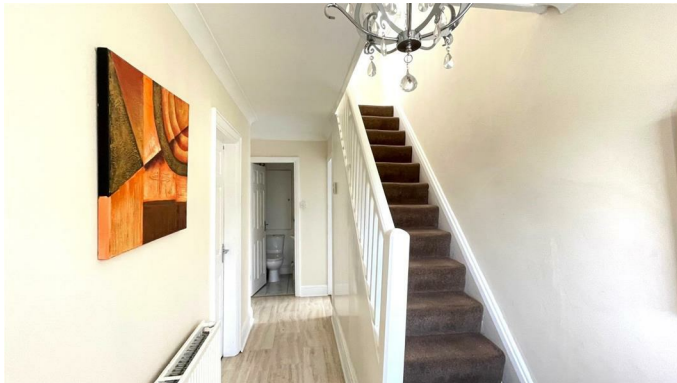
THIS DETACHED THREE BEDROOM HOME IS SITUATED IN AN ELEVATED POSITION ON THE OUTSKIRTS OF GLAN CONWY AND WITHIN EASY ACCESS OF THE A55 EXPRESSWAY.

The accommodation which is in need of some updating, comprises: upvc double glazed door into entrance hall, two piece cloakroom, lounge with upvc double glazed bay window, arch to the dining room with French doors to the conservatory, kitchen/breakfast room, French doors leading onto the front terrace and door to outer porch. A staircase from the hall leads to the first floor landing; three bedrooms and a tiled shower room comprising of shower and screen, wash hand basin and wc. The property benefits from double glazing and gas central heating. Outside there is off road parking and garage with power, light and electronic door. Steps to the front lead to the terraced garden and paved terrace with ornate stone wall. To the rear there are two paved patio areas and a further area ornamentally laid. Separate store room with light and power.

The accommodation comprises:-

Upvc double glazed door into the:

ENTRANCE HALL



Coving, radiator, understairs cupboard with coat hooks.

CLOAKROOM

Wall mounted wash hand basin with mixer tap, low flush wc, wall tiling to decorative dado tile, floor tiles, central heating boiler cupboard.

LOUNGE 15'2" x 12'0" including alcoves (4.63m x 3.67m including alcoves)



Upvc double glazed bay window, contemporary style fire surround with inset fire, telephone point, radiator, arch to the:

DINING ROOM 10'4" x 8'7" (3.16m x 2.64m)



Coving, downlights, radiator, upvc double glazed French doors to the:

CONSERVATORY 11'1" x 8'10" (3.4m x 2.7m)



Radiator, tiled floor, upvc double glazed incorporating French doors to patio.

KITCHEN/ BREAKFAST ROOM 14'10" x 11'9" (4.54m x 3.59m)



Range of floor, drawer and wall units in white with cornices and corner shelves, marble effect round edge worktops incorporating 1½ bowl sink with mixer tap, built under electric oven, four ring ceramic hob with extractor canopy above, breakfast bar, plumbing for automatic washing machine and dishwasher, radiator, ceramic tiled floor, upvc double glazed French doors to front terrace, doors to outer porch with built in cupboard and door to rear.



A staircase from the hall leads to the:

FIRST FLOOR LANDING

Upvc double glazed side window with hillside views.

PRINCIPLE BEDROOM 11'11" x 10'0" max including alcove (3.64m x 3.05m max including alcove)



Upvc double glazed window, radiator.

BEDROOM 2 9'6" x 9'1" (2.91m x 2.78m)



Upvc double glazed window, radiator.

BEDROOM 3 8'0" x 7'3" maximum (2.46m x 2.21m maximum)



Upvc double glazed window, radiator.

SHOWER ROOM



Shower and screen. pedestal wash hand basin and wc, radiator, linen cupboard, tiled floor.

OUTSIDE

Off road parking leads to the:

GARAGE 17'4" x 11'6" (5.3m x 3.53m)

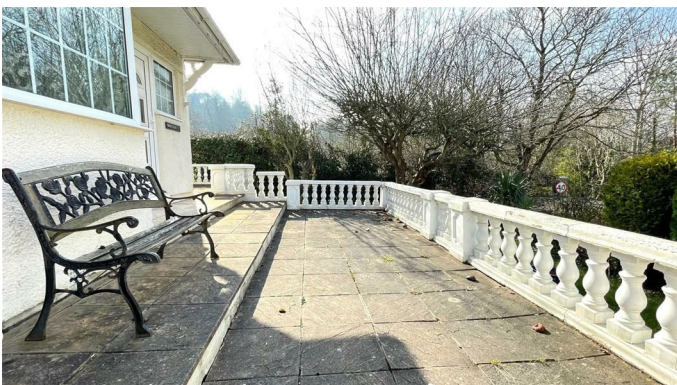


Power and light, electronic door.

Steps at the front lead to the TERRACED GARDEN



The lower part of the garden is laid to lawn with planted border and fruit trees, steps to paved terrace with ornate stone wall.



REAR GARDEN



To the rear are two paved patio areas and a further area ornamentally laid.

STORE ROOM

Light and power.

TENURE

Tenure is Freehold.

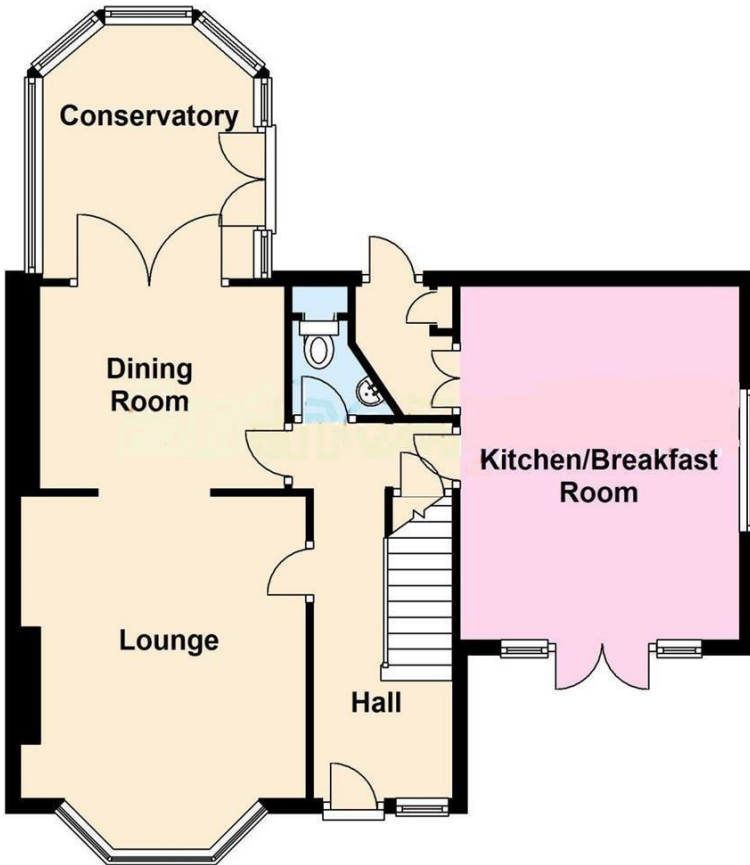
The property has a septic tank.

COUNCIL TAX

Is "E" as obtained from Conwy.gov.uk

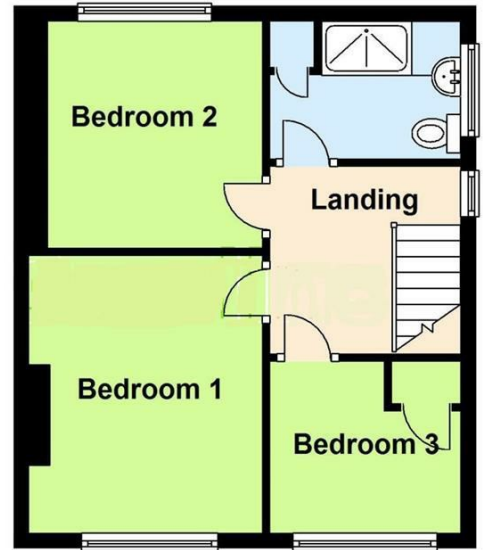
Ground Floor

Approx. 62.6 sq. metres (674.0 sq. feet)

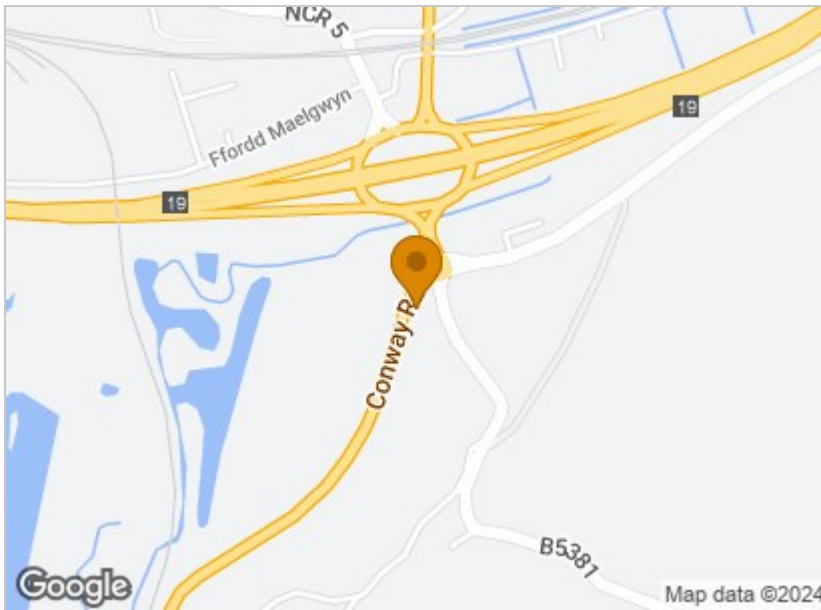


First Floor

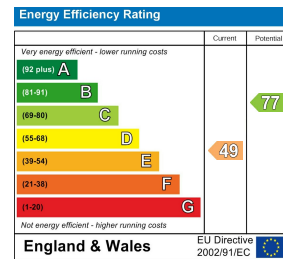
Approx. 36.7 sq. metres (395.4 sq. feet)



Area Map



Energy Efficiency Graph



Directions

From Glan Conwy Corner Black Cat Roundabout, follow the signs for Glan Conwy, the property is on the left within 100 yards. Ref A411 08/03/2024 Rev 23/04/24

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.

