

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

Penley, Bryn Lupus Road, Llanrhos, Llandudno,
Conwy, LL30 1SE



Fixed Asking Price £370,000

 3  2  3  E

www.bdahomesales.co.uk

THIS IS A STUNNING DOUBLE FRONTED DETACHED EXECUTIVE RESIDENCE ON A LARGE CORNER PLOT WITH RURAL VIEWS FROM THE FRONT ELEVATION. Within approximately ½ a mile of local shop and hairdressers, 2 miles of Llandudno. The upgraded accommodation briefly comprises:- porch; spacious reception hall; double aspect lounge; separate dining room leads to a double glazed conservatory; kitchen with modern cream units and built-in appliances; separate rear porch with utility/boiler room; separate 2-piece cloakroom; ground floor principal bedroom presently a Oak fitted study; ground floor 5-piece bathroom including shower stall and twin sinks; staircase from the reception hall leads to the first floor landing with 2 large double bedrooms with built-in wardrobes and a separate 3-piece shower room . The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - large gardens to the front, side and rear. Drive for off road parking leads to an integral single garage with up and over door.

The accommodation comprises:-

COVERED ENTRANCE

Double opening Upvc double glazed doors to:-

PORCH

Vinyl wood effect flooring, double opening doors and sidelights to:-

RECEPTION HALL



With interlocking vinyl wood effect flooring, coving, 2 double radiators, walk-in understairs storage cloaks cupboard with hanging rail and shelving.



DOUBLE ASPECT LOUNGE 17'4" x 12'2" (5.30m x 3.73m)



With interlocking vinyl wood effect flooring, marble fireplace and hearth with inset gas coal effect living flame fire and display mantle over, double radiator, t.v point, double aspect double glazed windows, deep coving, 3 wall light points, glazed door to:-



DINING ROOM 14'6" x 11'10" (4.42m x 3.63m)



4 wall light points, coving, double radiator, upvc double glazed window, double opening upvc doors to:-

CONSERVATORY 14'5" x 10'3" (4.41m x 3.14m)



Triple aspect upvc double glazed windows with opening lights, dado rails, display shelving, double radiator, double opening upvc double glazed doors to garden.



KITCHEN/BREAKFAST ROOM 12'11" x 11'8" (3.94m x 3.57m)



Fitted range of Cream fronted base, wall and drawer units with Granite sparkle worktops matching central island, breakfast area with Granite worktop, incorporating 1½ bowl sink unit and mixer taps, double electric oven and 4 ring ceramic hob with stainless steel canopy over, space for fridge/freezer, matching Granite sparkle uprights and decorative wall tiling, tile effect Vinyl flooring, plumbing for a dishwasher, deep coving, double radiator, internal door to hall, upvc double glazed window, door to:-



REAR PORCH

Wood effect flooring, upvc double glazed door to garden.

UTILITY ROOM

With plumbing for a washing machine and space for dryer, wall mounted 'Worcester' combination central heating and hot water boiler, shelving, wood effect flooring, upvc double glazed window.

2-PIECE CLOAKROOM

With dado rail, wood effect flooring, wash hand basin, close coupled w.c, upvc double glazed window.

DOUBLE ASPECT GROUND FLOOR BEDROOM 1/STUDY 15'3" x 12'4" (4.67m x 3.77m)



(Currently fitted out as a study) with fitted Oak drawers, book shelving and glass fronted display cabinets, matching desk bookshelves, display shelves and further glass display units and Oak radiator cover, coving, recessed down lighters to ceiling, double aspect upvc double glazed windows, radiator.



PORCELAIN TILED 5-PIECE BATHROOM 11'5" x 7'2"
(3.48m x 2.19m)



White suite comprising shaped panel bath with mixer taps, twin shaped his & hers sinks with matching double mirrored cabinets over with lights and display shelving and mixer taps. Shaped tiled shower stall with twin shower heads including drench shower head, extractor and down lighter, close coupled w.c, ladder style towel rail, 2 upvc double glazed windows with deep display shelves. Integral door from hall to garage.



A staircase from the Reception Hall leads to:-
SHAPED FIRST FLOOR LANDING



Velux double glazed skylight window.



BEDROOM 2 16'9" x 15'1" (5.11m x 4.60m)



Maximum overall. Including full width built-in wardrobes, drawers matching drawers and bedside units, recessed down lighters to ceiling, radiator, upvc double glazed window with rural views.



BEDROOM 3 15'5" x 14'8" (4.71m x 4.49m)



Maximum overall including wardrobes, recessed downlighters to ceiling, double radiator, upvc double glazed window with views.

VIEW FROM BEDROOM 3



REAR AND SIDE GARDEN



3-PIECE SHOWER ROOM



White suite comprising corner shower stall with 'Triton' electric shower, vanity wash hand basin with mixer tap, display shelving, shaver point, shelving, close coupled w.c, tiled effect flooring, ½ panelled walls with eaves storage, recessed downlighters to ceiling, Velux double glazed skylight window.

OUTSIDE

LANDSCAPED GARDENS TO FRONT, SIDES AND REAR

With lawns, flowerbeds, mature shrubs, pampas grass, block paved pathways and driveway, soft fruit beds and fruit trees including figs. water feature.

GARAGE 15'7" x 10'8" (4.75m x 3.27m)

With automatic up and over door, light and power connected, gas and electric meter, personal door to hall.

TENURE: -

FREEHOLD

COUNCIL TAX BAND

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

Ground Floor
Approx. 140.6 sq. metres (1513.8 sq. feet)



First Floor
Approx. 67.8 sq. metres (729.7 sq. feet)

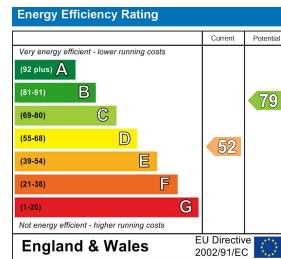


Total area: approx. 208.4 sq. metres (2243.4 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed around Parc Llandudno and out of the town up the dual carriageway passing the Links Hotel proceed through the roundabout following the sign for Deganwy to the mini roundabout, turn right onto Bryn Lupus Road and the property is on the left hand side. REF: A104 29/12/22 Rev 03/11/23

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.



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.