

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

121 Deganwy Road, Llanrhos, Llandudno, Conwy,
LL30 1NA



£385,000



www.bdahomesales.co.uk

THIS IS A BEAUTIFUL SPACIOUS DETACHED 2 BEDROOMED HOME ORIGINALLY DESIGNED AS A DORMER BUNGALOW WITH A GROUND FLOOR BEDROOM WHICH IS PRESENTLY USED AS THE DINING AREA. SITUATED IN A SLIGHTLY ELEVATED POSITION WITH VIEWS TOWARDS THE VARDRE ESTUARY AND SNOWDONIA RANGE AND WITHIN 2/3 RDS OF A MILE OF DEGANWY VILLAGE AND THE BEACH AND 2 MILES FROM LLANDUDNO CENTRE. The accommodation briefly comprises:- reception hall; triple aspect through lounge with French doors to the rear garden; dining area (originally ground floor bedroom) with square arch to the modern fitted kitchen; ground floor 3 piece bathroom; first floor principle bedroom with en-suite 3 piece shower room and views; double sized second bedroom with views. Property features gas fired central heating, upvc double glazed windows. Outside good sized gardens to the front and rear, drive for off road parking leads to a good sized garage/workshop.

Internal inspection is highly recommended.

The accommodation comprises:

Upvc Double Glazed FRONT DOOR

To:-

HALL



Double aspect upvc double glazed windows, telephone point, coving, under stairs cloaks cupboard with hanging rail, double radiator.

TRIPLE ASPECT LOUNGE 23'5" x 12'11" (7.14m x 3.96m)



Stone fire surround and hearth with display mantle, gas coal effect fire, 2 x double radiators, coving, upvc double glazed windows and double opening doors to rear garden.

DOUBLE ASPECT DINING ROOM 12'9" x 12'1" (3.91m x 3.69m)



Upvc double glazed windows, double radiator opening to:-
KITCHEN/ BREAKFAST ROOM 12'9" x 10'9" (3.89m x 3.29m)





Fitted range of white gloss fronted base, wall, drawer and glass fronted units with matching central island with drawers and breakfast bar, under unit lighting, inset 1½ bowl sink unit and mixer taps, integrated double 'Neff' electric oven and 5 ring gas hob, fridge and dishwasher, display lighting, floor and wall tiling, recessed downlighters to ceiling, upvc double glazed window overlooking rear garden, double radiator, glazed integral door to garage.

TILED 3 PIECE BATHROOM



White suite comprises panel bath with mixer tap, side screen and mains shower over, pedestal wash hand basin with tiled display shelf and mirror over, close coupled wc, built in double cabinets with shelving, floor tiling, recessed downlighters to ceiling, upvc double glazed windows and double radiator.

A staircase from the entrance hall leads to:-

FIRST FLOOR LANDING

Two built in cupboards with hanging rails and shelving, ceiling light.

TRIPLE ASPECT BEDROOM 1 16'9" x 12'10" max (5.11m x 3.92 max)



Built in cupboard with hanging rails, radiator.



Views to the Vardre to the front.



EN-SUITE 3 PIECE TILED SHOWER ROOM



Comprises double shower stall with mains shower, pedestal wash hand basin, close coupled wc, access to eaves storage, ladder style towel rail, floor tiling, extractor.

TRIPLE ASPECT BEDROOM 2 16'6" x 11'10" max (5.04m x 3.61m max)



With built in double wardrobes with louvre doors, hanging rails and shelving, top cupboards, triple aspect upvc double glazed windows.

Views to The Vardre to the front and across to the Orme at the rear.



OUTSIDE



LARGE FRONT GARDEN

With lawns, mature shrubs and flower beds, outside tap, driveway provides off street parking which leads to:-

GARAGE 19'1" x 15'7" max overall (5.84m x 4.75m max overall)

Automatic up and over door, belfast style sink, upvc double glazed doors giving access to front and rear upvc windows. plumbing for automatic washing machine, light, power and water connected.

BOILER ROOM

With washing machine, gas fired 'Worcester' combination central heating and hot water boiler.

REAR GARDEN



With lawn, mature shrubs and trees, drying and seating areas, aluminium framed greenhouse, pathways.



TENURE - FREEHOLD

COUNCIL TAX

Council Tax is 'F' as obtained from www.conwy.gov.uk

GROUND FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



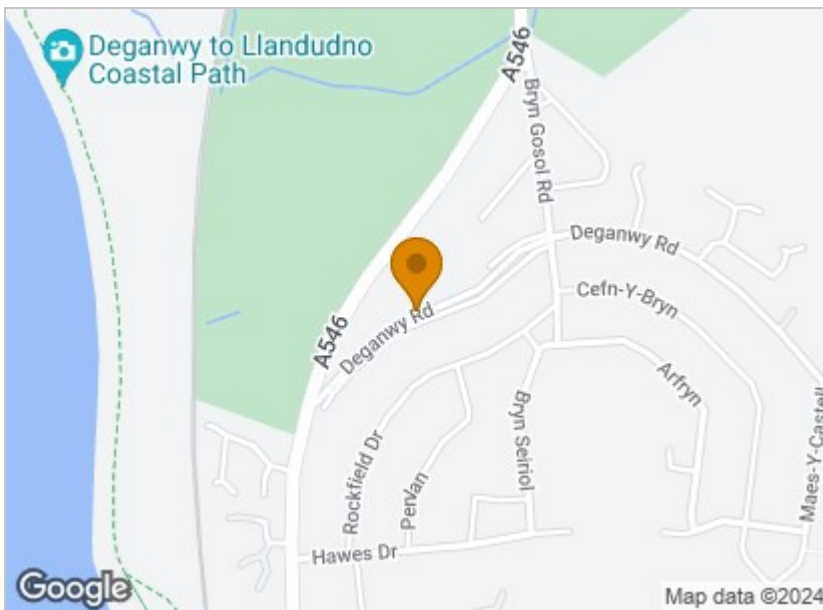
1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



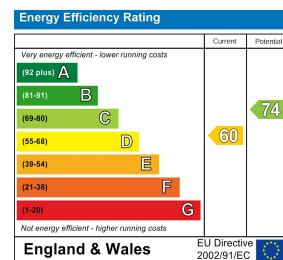
TOTAL FLOOR AREA : 1661 sq.ft. (154.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Area Map



Energy Efficiency Graph



Directions

From The Moorings (originally Deganwy Castle Hotel) proceed towards Llandudno, take the 4th turning on the right which is the continuation of Deganwy Road and the property can be found on the left hand side within 150 yards. Ref A433 11/04/2024

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.

