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**AUCTIONEERS
●
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17 Lon Goed, Llandudno Junction, Conwy, LL31 9PE



£245,000

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www.bdahomesales.co.uk

THIS SPACIOUS TWO BEDROOM DETACHED BUNGALOW IS SITUATED IN A CUL DE SAC WITHIN EASY ACCESS OF LLANDUDNO JUNCTION SHOPPING INCLUDING ASDA, ICELAND, TESCO AND LIDL, MAINLINE RAILWAY STATION AND LESS THAN A MILE FROM THE HISTORIC TOWN OF CONWY.

The accommodation briefly comprises: front door to hall; inner hall; kitchen/dining room with range of modern units leading through to the double aspect lounge; two double size bedrooms with built in wardrobes; three piece shower room; side upvc double glazed porch leads to the front and back garden; 'Slingsby' style ladder from the inner hall leads to attic room/occasional bedroom with a dormer window. The property features gas fired central heating and upvc double glazed windows. Outside - easily maintained gardens to the front and rear and drive for off road parking.

The accommodation comprises:

Upvc double glazed leaded coloured front door to:

HALL

Upvc double glazed coloured leaded door to sun room, inner door to:

INNER HALL

Radiator.

DOUBLE ASPECT LOUNGE 17'11" x 10'11" (5.48m x 3.35m)



Marble fire surround and hearth inset, pebble effect electric fire, telephone point, picture rails, double aspect upvc double glazed windows, double radiator.



DOUBLE ASPECT KITCHEN/ DINING ROOM 17'11" x 12'10" max overall (5.48m x 3.93m max overall)



Fitted range of cream fronted base, wall and drawer units with rolled edge wood effect worktops, corner display shelving, inset single drainer sink unit, space for cooker, plumbing for washing machine, cooker hood, cupboard housing 'Vailant' combi central heating and hot water boiler, wall tiling, telephone point, lino flooring, pantry cupboard with shelving, electric meter cupboard, double radiator.





BEDROOM 1 11'2" x 10'5" (3.41m x 3.19m)



Plus full width wardrobes with sliding doors, hanging rails and shelving, wood effect flooring, upvc double glazed window, radiator.

BEDROOM 2 11'5" x 10'5" (3.50m x 3.19m)



Plus full width built in wardrobes with sliding doors, hanging rails and shelving, upvc double glazed window, radiator.

TILED 3 PIECE WETROOM



With walk in shower area with 'Mira Advance' shower, panel wash hand basin, close coupled wc, tiled display shelf mirror, extractor, non slip flooring, upvc double glazed window, radiator.

SUN ROOM 14'7" x 4'11" (4.47m x 1.51m)



Upvc double glazed windows with doors to front and rear, opening lights, wall light, lino flooring.

A 'Slingsby' style ladder from the Inner hall leads to:

ATTIC/OCCASIONAL BEDROOM 15'0" x 9'6" (4.59m x 2.91m)



Upvc double glazed dormer window, radiator, access to eaves storage.

OUTSIDE

FRONT GARDEN

Good sized front garden with decorative slate chippings, paved pathway to front.

OPENING GATE TO DRIVEWAY

provides off street parking for several cars, depending on size.

SIDE GARDEN

With decorative chippings.

REAR GARDEN



With lawn, pavings, decorative chippings, paved patio/ seating area, flower borders with shrubs and trees, seating areas, drying area, brick built store plus concrete tool store.



COUNCIL TAX BAND

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

TENURE

The property is held on a FREEHOLD tenure.

Ground Floor

Approx. 86.0 sq. metres (926.2 sq. feet)



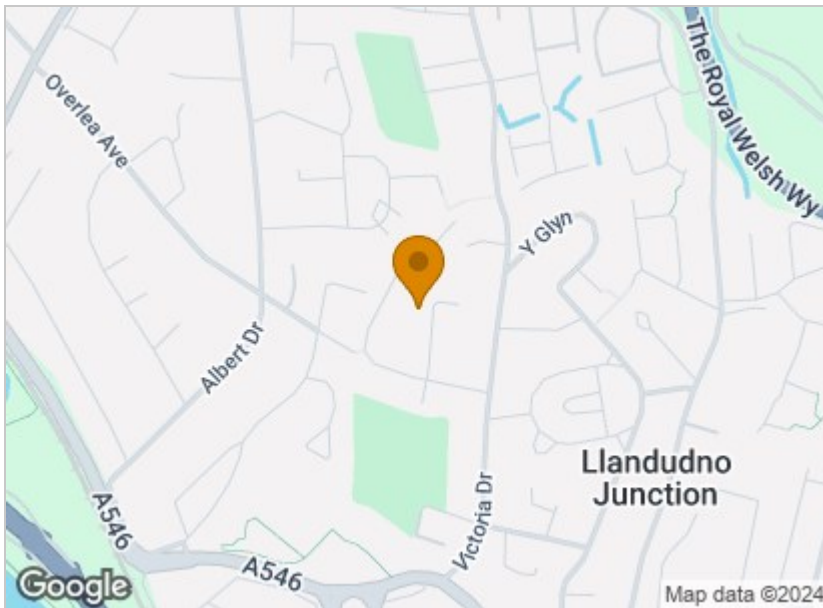
First Floor

Approx. 13.9 sq. metres (149.9 sq. feet)

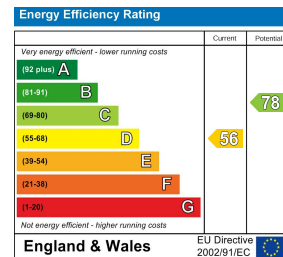


Total area: approx. 100.0 sq. metres (1076.1 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction railway station proceed towards Conwy, after the mini roundabout take the second exit, next right onto Victoria Drive, continue along this road and take the first road left onto Cae Rhos Coed / Lon Goed, first right and follow the road down to the end of the cul de sac and the property is on the left hand side. Ref A464 16/05/24 Rev 25/10/24

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.

