

**Bryan Davies  
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## 4 Hill View Court, Llanrhos, Llandudno, Conwy, LL30 1RF



No Onward Chain £275,000

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A SPACIOUS NICELY PRESENTED 2 BEDROOM LINK DETACHED BUNGALOW, SITUATED ON A CORNER PLOT IN A CUL DE SAC LOCATION WITH COUNTRYSIDE VIEWS. The accommodation briefly comprises:- Porch; hall; open plan L shaped lounge/ dining room, fitted kitchen with cream fronted units; 2 double bedrooms with built in wardrobes and refitted 3 piece shower room. The property benefits from UPVC double glazing and Gas Central Heating from a modern combination boiler. Outside:- Corner front gardens and driveway to the side provides off street parking giving access to a single car garage, rear paved garden with shed.

The accommodation comprises:-

Side access Upvc double glazed leaded coloured FRONT DOOR to:

**PORCH**

Tiled floor, integrated door to garage, inner glazed door to:

**HALL**

Cloaks cupboard with radiator. There is a loft access from the hall with slingsby style ladder giving access to the loft space (potential for further development subject to planning consents being obtained)

L SHAPED OPEN PLAN LOUNGE/ DINING ROOM 23'5" x 14'2" max overall (7.14m x 4.33m max overall)



Granite fireplace and hearth with inset gas coal effect fire, display recess, 2 tv points, telephone point, decorative cornices and coving, 2 radiators, upvc double glazed window to front and double opening upvc double glazed doors and sidelights, sliding glazed door to:



KITCHEN 9'10" x 8'3" (3.01m x 2.54m )



Fitted range of cream fronted base, wall and drawer glass fronted display cabinets with display and under unit lighting, rolled edge speckled work tops, inset single round bowl sink unit and mixer taps, integrated electric oven and 4 ring gas hob with cooker hood over, space for fridge, decorative wall tiling, spotlights, lino flooring, upvc double glazed window.



**BEDROOM 1 13'5" x 9'2" (4.09m x 2.81m)**



Plus full length built in wardrobes with sliding doors, hanging rails and shelving, pedestal wash hand basin with tiled splashback, telephone point, coving, upvc double glazed window, radiator.

**BEDROOM 2 13'5" x 9'10" (4.09m x 3.02m )**



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

**RE-FITTED 3 PIECE SHOWER ROOM**



White suite comprising corner shower with Mira shower, wash hand basin and mixer taps, close couple wc, wall and

floor tiling, under floor heating, mirror fronted cabinet, towel rail, plastic cladding to ceiling with recessed downlighters, upvc double glazed window, radiator.

**OUTSIDE**



Corner and front garden with lawns, flower beds, shrubs, trees and hedging, seating area, driveway to side provides off street parking to:

**GARAGE 19'2" x 8'5" (5.85m x 2.57m)**

With automatic up and over door, light and power connected, electric meter and gas meter, washing machine, 'Worcester' combination central heating and hot water boiler, upvc double glazed window and upvc double glazed door to rear garden.

**SEPARATE WC**

Tiled low flush wc with upvc double glazed window and tiled floor.

**REAR GARDEN**



With paved patio seating areas, shrubs, timber garden shed, side gated access.

**COUNCIL TAX**

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

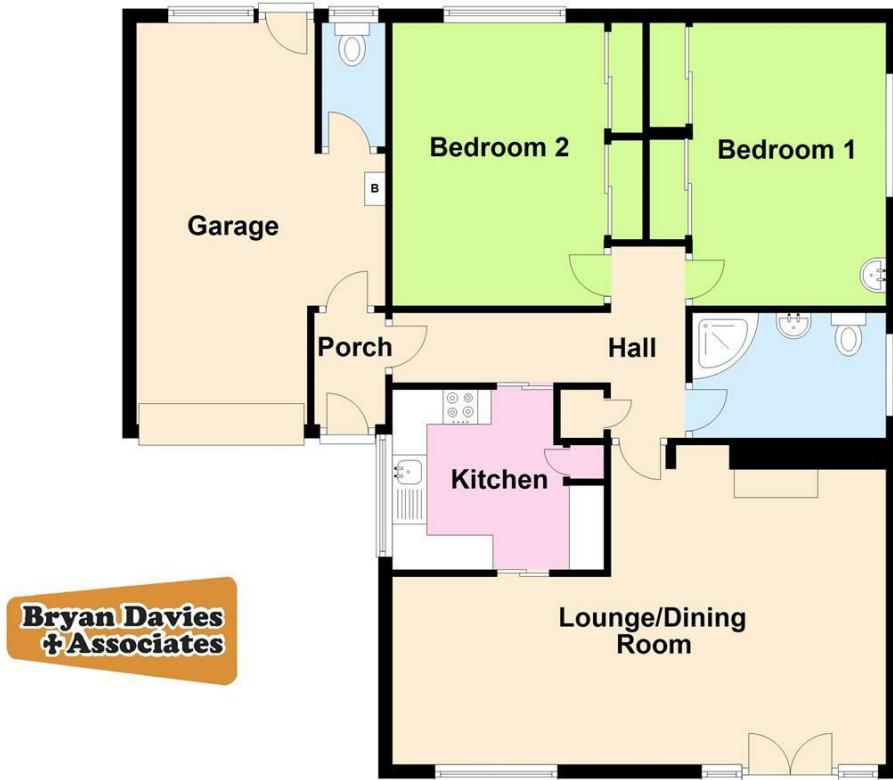
**TENURE**

Is Freehold.



## Ground Floor

Approx. 97.8 sq. metres (1053.1 sq. feet)



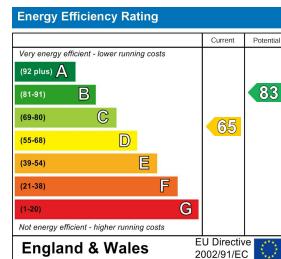
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Total area: approx. 97.8 sq. metres (1053.1 sq. feet)

### 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 into Bryn Lupus Road, take 2nd turning on the right into Hill View Road, follow to a small cul de sac on the left hand side (Hill View Court) and the property is on the right hand side of the cul de sac. Ref A371 23/05/24 Rev 28/06/24

We will be pleased to arrange a viewing of this Home

01492 875125

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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.

