

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
ESTATE AGENTS

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4 Garden Drive, Penrhyn Bay, Llandudno, Conwy,
LL30 3LL



£224,950

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www.bdahomesales.co.uk

THIS IS A TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A CUL DE SAC AND IS IN NEED OF SOME COSMETIC UPDATING and within easy level walking distance of the promenade, as well as the local village shops, Co-op, cafes, family practitioners centre, chemist and bus services to Rhos on Sea, Colwyn Bay and Llandudno.

The accommodation briefly comprises: hallway; kitchen; large rear conservatory; two bedrooms and bathroom. The property features gas fired central heating and upvc double glazing. Outside there are large low maintenance gardens to the front and rear and driveway parking.

The accommodation comprises:

Upvc double glazed side door into:

HALLWAY

Loft hatch access, radiator.

LOUNGE 16'5" x 12'0" maximum (5.01m x 3.68m maximum)



Timber fire surround with inset electric fire, radiator.



KITCHEN 10'0" x 9'2" (3.07m x 2.80m)



Range of wall, base and drawer units with complementary worktops incorporating stainless steel single sink and drainer and mixer tap, space for gas cooker, space for automatic washing machine, space for fridge freezer, pantry cupboard, radiator.



CONSERVATORY 15'5" x 11'5" (4.70m x 3.49m)



Cupboard housing 'Baxi' gas central heating boiler, upvc double glazed French doors open onto rear garden.

BEDROOM 1 11'11" x 11'10" (3.65m x 3.63m)



Built in shelved cupboard, radiator.

DOUBLE ASPECT BEDROOM 2 10'8" x 9'1" (3.27m x 2.79m)



Into upvc double glazed bay window, radiator.

BATHROOM



Side panelled bath with mains shower over, pedestal wash hand basin, low flush w.c., partial wall tiling, inset down lighters, radiator.

OUTSIDE

FRONT GARDEN

Ornamental beds, fence and wall boundary.

BLOCK PAVED DRIVEWAY

With wrought iron gates.

REAR GARDEN



Large lawned area with hedge and fence boundary, two timber sheds, side paved seating area, steps up to conservatory door, side gates.

TENURE

The property is held on a FREEHOLD tenure.

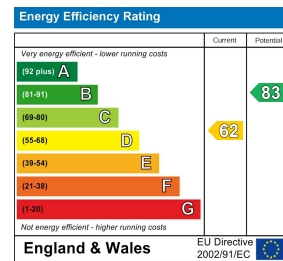
COUNCIL TAX BAND

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

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed to the Promenade, turn right over the Little Orme, at the roundabout in Penrhyn Bay take the first left into Glan-y-Mor Road, 2nd right into St Davids Road 1st left into Penrhos Drive, 1st right into Garden Drive and the property can be found on the right hand side. A413 24/05/24 Rev 04/06/24

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.

